



The Mill, Kingston St. Mary

- A substantial detached period residence for sale in Kingston St. Mary
- Approximately half an acre of wrap-around gardens
- Detached one-bedroom annexe with triple garaging beneath
- Six bedrooms in the main house across three floors
- Two separate reception rooms
- Large kitchen/dining room
- Three bath/shower rooms plus separate WC
- Impressive vaulted second floor lounge
- Driveway parking for numerous vehicles
- Highly sought-after Quantock village location

Main services of gas, electricity, water and drainage are connected. There is septic tank serving one bathroom to the rear.

Council Tax Band: G. Charges payable for 2025/26 - £3,903.41

EPC: E

Broadband speeds of upto 80mbps are available and good mobile signal across all four main networks (source: Ofcom).





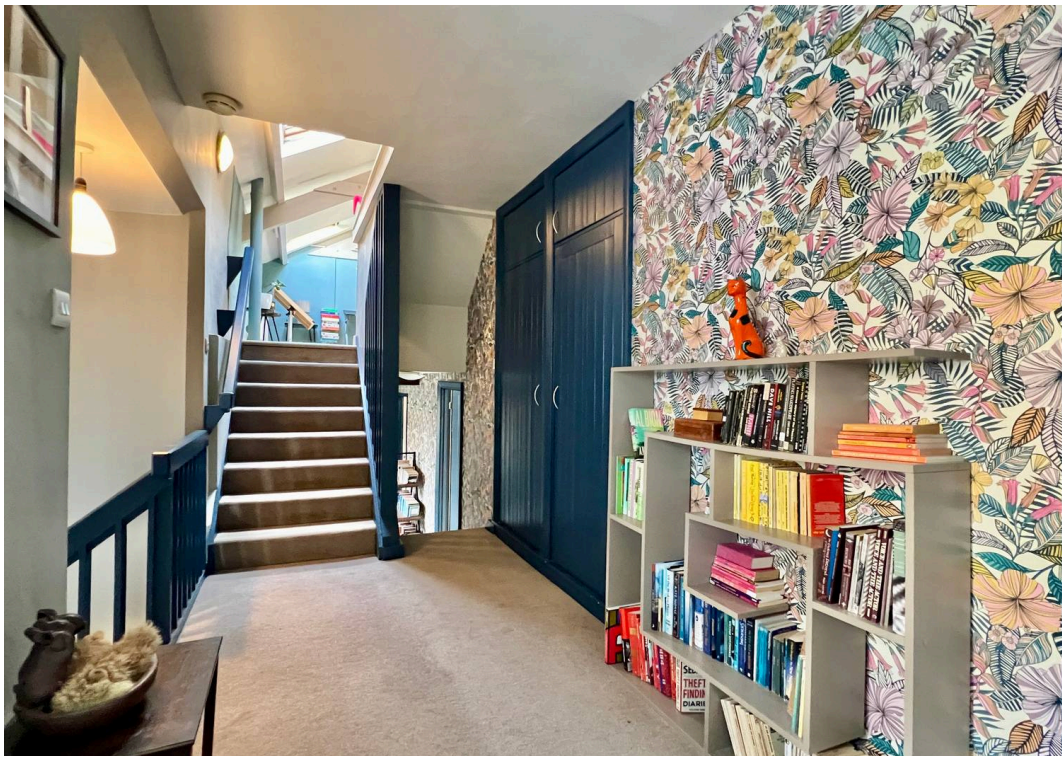
A stunning and highly individual village residence set within approximately half an acre of beautifully established gardens, complete with a detached annexe and triple garaging. The Mill offers extensive and versatile accommodation arranged over three floors, ideal for multi-generational living or those seeking additional income potential. This impressive home combines generous proportions with adaptable living space, all positioned within one of the area's most desirable Quantock villages.

THE AREA

Kingston St Mary is a highly regarded village situated at the foot of the Quantock Hills, an Area of Outstanding Natural Beauty. The village offers a strong sense of community along with amenities including a well-regarded primary school, village shop, public house and parish church.

Taunton town centre lies approximately two and half miles away, providing an extensive range of shopping, educational and recreational facilities, together with a mainline railway station offering direct services to London Paddington. The surrounding countryside provides excellent walking and riding opportunities, making this an ideal location for those seeking both rural charm and convenient access to town and transport links.





THE HOUSE

The property is approached via a sweeping driveway providing parking for numerous vehicles and access to the detached triple garage beneath the annexe.

An entrance hall with cloakroom/WC and staircase to the first floor sets the tone for the space beyond. The ground floor offers a **very spacious living room**, ideal for entertaining, alongside a large **kitchen/dining room** designed as the social hub of the home. A further **study/sitting room** provides flexibility for home working or additional reception space, with a separate utility room positioned conveniently off.

To the first floor are **five well-proportioned bedrooms**, served by a refurbished family bathroom, a generous shower room and a separate WC. The second floor delivers a striking **open-plan lounge area with vaulted ceiling**, creating a dramatic and versatile living space, complemented by a further bedroom, ideal as guest accommodation or a private retreat.

THE ANNEXE AND GARDENS

The self-contained annexe offers superb ancillary accommodation and excellent potential for dependent relatives, guests or letting (subject to any necessary consents).

The layout comprises an entrance hall with utility room, stairs rising to a landing, an open-plan living/dining room with a well-fitted kitchen to one side, and a conservatory to the rear with direct access into the gardens. A double bedroom and bathroom complete the accommodation.

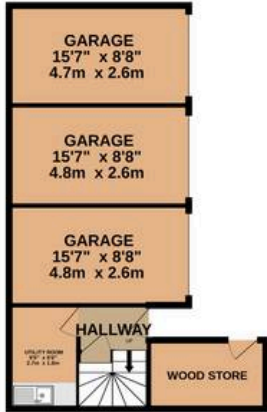
Beneath the annexe is a **triple garage**, providing exceptional storage and workshop space.

The gardens extend to approximately half an acre and wrap around the property, laid predominantly to lawn with mature trees providing privacy and seasonal interest. Those planted include fruit trees including bramleys, pears, almonds, plums and cherries. A charming stream meanders through the grounds, enhancing the tranquil setting. The extensive driveway offers ample parking for multiple vehicles.





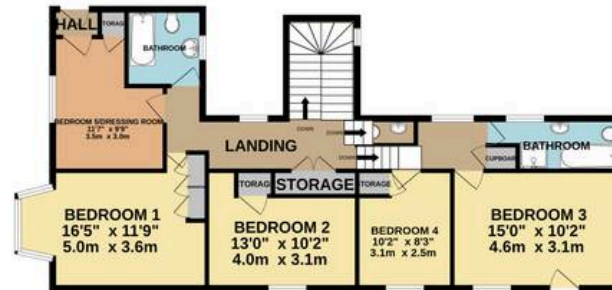
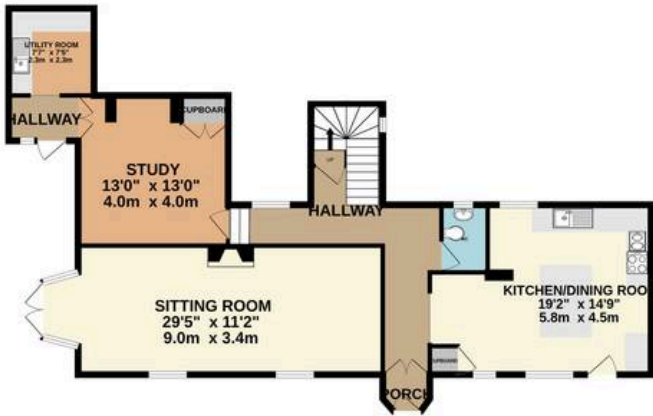
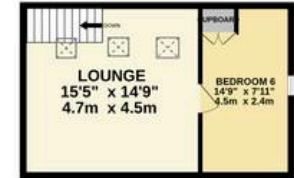
GROUND FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



1ST FLOOR
1664 sq.ft. (154.6 sq.m.) approx.



2ND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 3585 sq.ft. (333.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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