

Symonds  
& Sampson



# Sea Mills Farm

Sea, Ilminster, Somerset



# Sea Mills Farm

Sea  
Ilminster  
Somerset TA19 0SF

With its pastoral outlook and immense potential, this Grade II listed Farmhouse, former cottage, barns and historic water mill, are set in their own private grounds of just under 15 acres. The perfect buy for those looking for multi-generational living space, or future income streams. They will also consider splitting the sale for those looking for less land and outbuildings.



- Grade II listed farmhouse, former cottage, water mill and outbuildings
  - 14.99 acres (6.07 hectares)
  - Partly converted former Granary with PP for ancillary accommodation
- Potential to reinstate former cottage rooms into separate annexe
- Full PP for replacement of the current stock barn with a 4 bedroom detached dwelling
- Former milking parlours with scope for conversion subject to PP
  - Large enclosed Dutch Barn and further outbuildings
  - Cider Apple Orchard

Guide Price £1,500,000

Freehold

Ilminster Sales  
01460 200790  
[ilminster@symondsandsampson.co.uk](mailto:ilminster@symondsandsampson.co.uk)





## THE PROPERTY

Dating back to the early 16th century, Sea Mills Farm boasts a wealth of history and future potential. Set back within its own grounds, the Grade II listed Farm comprises the original farmhouse, adjoining former cottage (now incorporated into the main house) and Mill workings which were in use until the 1970's. With a plethora of further outbuildings offering scope for ancillary accommodation, holiday lets or future development subject to planning permission, this unique and captivating house offers a wealth of possibilities whether you're looking for multi-generational living space or have an eye for future income potential. Offering the best of both worlds, the position is private with no near neighbours and yet just a five minute drive takes you back into the pretty town of Ilminster. There are excellent road links nearby connecting with the A303, A358 and M5.

## ACCOMMODATION

The main farmhouse and former adjoining cottage are currently laid out as a spacious and adaptable family home which has seen many happy occasions for the current family during their ownership. Whilst there is still scope for a new owner to make their own mark on the property, it has been carefully maintained and improved over the past 30 years.

For those with dependent relatives, with relative ease the cottage could be reinstated as a separate annexe, by utilising the second staircase or alternatively adapting the ground floor layout, including the current store, study and snug in order to create a single-level living space on the ground floor. On the west side of the house the garden room with its en suite shower room and french doors opening onto the garden, can already serve as a immediate ground floor bedroom if required, or would make a great home office or family room if you prefer.

The overall flow of the property is good, with all principal rooms interconnecting to give a family-friendly layout. The traditional farmhouse style kitchen with its two oven AGA, and optional range cooker is very much the hub of the home and has a surprisingly generous ceiling height, along with room for a traditional farmhouse table. Flowing through to the conservatory that overlooks the gardens on the south side, this connects to a well-proportioned double aspect sitting room. The adjoining formal dining room has a most impressive Inglenook fireplace rebuilt by the previous owners. Many of the rooms are dual aspect and all overlook the attractive gardens and surrounding countryside.

The main staircase leads up through a beautiful landing with its open vaulted ceiling, exposed beams and stonework. The principal bedroom and guest bedroom are exceptionally spacious with stunning views over the grounds and countryside. Both have en suite bathrooms including Jacuzzi baths and separate showers. Three further double bedrooms on the first floor share an additional shower room, and have access via a second staircase to the ground floor.





## OUTSIDE

Set back from the lane via its own private tree-lined drive and metal gates, you enter the large yard providing extensive parking and access to the cider orchard, gardens, and land. The farm has a wide range of former farm outbuildings, the mill house and workings, and a beautiful stone barn known as the Granary.

Set back from the main house across the yard, the Granary has detailed planning permission for conversion to ancillary accommodation. The works have been commenced and therefore the planning permission is now deemed perpetual. The adjoining former milking parlour opens into a separate yard behind, with additional milking parlour buildings now acting as storage and a good size workshop. A spacious former Dutch barn is now enclosed, offering excellent storage for vehicles and machinery. The adjacent stock barn provides further storage and consent was given in 2024 for Class Q conversion into two dwellings Ref 24/00425/PAMB.

A single garage and former stables are located across the yard, with adjacent southerly facing summerhouse enjoying views across the countryside towards Windwhistle.

The gardens surround the house on the north, west and east sides including more formal lawned gardens, at the front, bisected by the mill leat. At the side and rear are cottage-style gardens at the rear with patio, borders, mature fruit trees and ornamental pond. There is also a greenhouse and renovated two-seater privy to one corner with gateway leading through to a small lake located beyond the garden, popular with local wildlife.

The remaining land is divided into pasture land of 11.49 acres, divided into five enclosures and a cider apple orchard of 1.86 acres containing 46 productive trees,







## SITUATION

The property is located in its own private grounds surrounded by unspoilt countryside. Despite the rural surroundings and views over the immediate countryside, it's just a 5 minute drive back into the pretty market town of Ilminster with its wide variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is also well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and close-by a town library. The market square serves as the bus stop for local bus services to neighbouring towns and the Berry's Superfast coach service to London. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to socialise including pubs, cafes, and restaurants. There are several take-away establishments. There's a dental surgery as well as modern health centre on the

southern side of the town and a newly merged Primary School (Herne View). Ilminster is arguably one of South-Somerset's prettiest market towns and has everything you need for day to day living on your doorstep. Sea Mills is also within easy reach of the A358, A30 and A303 for those needing good road links to the M5, London or Exeter. The nearest rail stations are Crewkerne or Axminster for the Waterloo line or Taunton for the faster London Paddington or Bristol lines.

## DIRECTIONS

What3words////////ownership.lives.agency

## SERVICES

Mains electricity, gas and water. Private drainage via septic tank. The vendors inform us that the original well is still in situ at the property and a new owner may like to consider the use of this supply subject to any necessary testing or alterations.

Standard broadband is available. Mobile signal indoors is likely to be limited and you are most likely to receive a voice signal from the Vodafone network. You may prefer to use Wifi calling. A signal is likely to be available from all four major networks, outdoors. Information from Ofcom.org.uk

## MATERIAL INFORMATION

Somerset Council - Tax Band G

Planning permission and LBC was granted in 2016 Ref 16/04872/FUL for conversion of the Granary into one ancillary dwelling with associated parking. Notice of commencement was given October 2019.

The vendor also had permission granted in 2025 Ref 25/02079/FUL for erection of a detached four bedroomed dwelling on the site of the stock barn, replacing the fall-back Class Q (Approval No: 24/00425/PAMB). Please note, some areas / outbuildings are will be classed as "agricultural" planning use.



# Sea Mills, Iminster

Approximate Area = 6720 sq ft / 624.3 sq m (excludes carport)

Limited Use Area(s) = 132 sq ft / 12.3 sq m

Outbuilding(s) = 8891 sq ft / 825.9 sq m

Total = 15743 sq ft / 1462.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1198106



The vendor has advised us of the presence of Himalayan Balsam in the grounds, which (as advised) they tend to pull up to prevent reseeding in the Spring / Summer as required.

The farmhouse is Grade II listed.

According to the government website <https://www.gov.uk/check-long-term-flood-risk>, the property is at very low risk from surface water flooding and also from rivers.



## Sea Mills, Ilminster

Approximate Area = 6720 sq ft / 624.3 sq m (excludes carport)

Limited Use Area(s) = 132 sq ft / 12.3 sq m

Outbuilding(s) = 8891 sq ft / 825.9 sq m

Total = 15743 sq ft / 1462.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1198106



ILM/AJW/230625



naei | propertymark  
PROTECTED

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

01460 200790

ilminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
21, East Street,  
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**





43.6m

Symonds  
& Sampson

43.9m

Lower  
Sea Farm

Springfield

Pippinsfield

River Isle

Sea  
Mills Farm

FB

FB

FB

Pond

FB

14.99 acres (6.07 hectares)

FB

Weir

Sluice

0.91m RH

0.91m RH

0.91m  
RH

Def

0.91m RH

CR

CR

Def

CR

MS

BERE MILLS LANE

Promap

LANDMARK INFORMATION