



Dunkirk Mill, Rosemary Lane, Freshford, Bath, BA2 7UD



A superb attached Grade II Listed Mill providing in excess of 4,500 sq. ft. of accommodation in this highly sought-after and quite exceptional location

Spacious entrance hall | Galleried reception room | Kitchen/breakfast/sitting room | Study | Cloakroom | Laundry room | Garden room | Games room | Master bedroom with en suite bathroom | 3 further bedrooms | Family bathroom | Self-contained annexe with open plan sitting room/kitchen, bedroom and en suite | Garaging | Store | Greenhouse | Beautiful gardens

Situation

Dunkirk Mill is a Grade II listed converted mill building originally built in 1795. The building was originally converted in 1980 and split into three properties of which Dunkirk Mill represents the largest section.

The house is wonderfully positioned on the edge of The Iford Estate in what is regarded as some of Bath's finest countryside. The meadows and woodlands adjacent to the property are wonderful for country walks and the river that runs along the valley completes the charm of the setting.

Dunkirk Mill is an outstanding country home situated within a designated Area of Outstanding Natural Beauty within the historic village of Freshford. The property lies within five miles of the World Heritage City of Bath, which has comprehensive shopping, cultural and recreational facilities and numerous notable buildings, including the Theatre Royal, the Pump Room and Roman Baths and the Thermae Bath Spa. Amenities nearer to hand in both Freshford and Limpley Stoke include a railway station, pub, community shop and village hall.

The immediate area is well served by several notable independent schools including King Edward's, Kingswood, the Royal High, Prior Park and Monkton Combe. There is a well-regarded primary school in the village. High speed trains to London Paddington are available from Bath and Chippenham and Freshford has a local station providing frequent links to Bath and onward. Communications are excellent with Junctions 17 and 18 of the M4 being approximately 15 miles away. High speed trains to London Paddington are available from Chippenham (75 minutes approximately) and Bath Spa (90 minutes approximately).

Description

You enter the property via a pillared entrance way leading from a driveway that is split, with the area for Dunkirk Mill having sufficient parking for several vehicles. You are immediately taken by the ashlar stone walling and the espalier pears on the walls and the outside of the house.

Entering the house via the double doors, you are greeted by a very large entrance hall.

To your right, a door leads through to a self-contained annexe which provides a very comfortable sitting room combined with a basic kitchen. This leads through to a double bedroom and en suite.

To the rear of the hall a door leads through to what is effectively a vault which runs down the rear of the property. Here there are several doors; one leads through to a games room which then goes onto the electric cupboard housing the machinery relating to the





electric generation from the mill. Another door at the end leads you to a spiral staircase that takes you down into the workings of the turbine.

Contemporary style stairs in oak lead up to the first floor. Here you really sense the magic of the property. To your right is an amazing garden room/orangery which opens straight out to the gorgeous terrace. Also, from the top of the stairs a corridor leads through to laundry room and a downstairs cloakroom.

From the hall you go into a fabulous kitchen/breakfast/sitting room which is just perfect for families. There is a blue electric AGA with a companion section and ceramic hobs for easy convenience. A central island completes the design of the kitchen, all with granite worktops. The sitting room and dining area is filled with light and you can enjoy the views over the Iford estate.

Double doors then lead you through to a wonderful reception room which is full height at one end and the other with a wood burner for more cosy evenings in. A very attractive circular iron staircase leads you to the upper level and there is an excellent study at this end. To the other end, near the wood burner, double doors lead you through to the hall where the cloakroom is situated.

On the upper level there are four bedrooms; three are very spacious and the fourth is a smaller double. The three bedrooms to the front of the house all face the rural views of Iford and the master bedroom has charming views of the mill pond. The master has its own en suite bathroom and walk-in wardrobe. There is also a family bathroom which completes the accommodation.

Outside

To the front of the house, a driveway shared with the property next door leads through to a large, gravelled parking area for several cars.

There is a lovely roofed section which joins the house to a garage and large store with an upstairs which is accessed from the upper garden level.

From the driveway you walk up some magical stone steps with water running down through to a little pool. The upper level is breath-taking. A large stone terrace is surrounded by well-stocked borders with all the perennial favourites. Beyond the terrace is a wonderful decked area, ideal for enjoying the mill pond and the surrounding grounds. Mainly laid to lawn, the garden wraps around the mill pond creating such a tranquil setting.

To the far side of the house a little walkway leads you round to the gardens. Here you find a superbly planted vegetable and flower garden with a gorgeous little timber greenhouse and there is a separate gate out onto the lane. Above the vegetable garden is a lovely stone building, perhaps originally used for hens.

The garden then leads around to a double garage with mechanical lift, ideal for classic car ownership. This is accessed via another driveway which leads out onto the lane. There is a five-bar gate here and a double door into the lower garage.

General Information

Bath & North East Somerset Council. Council Tax Band G.

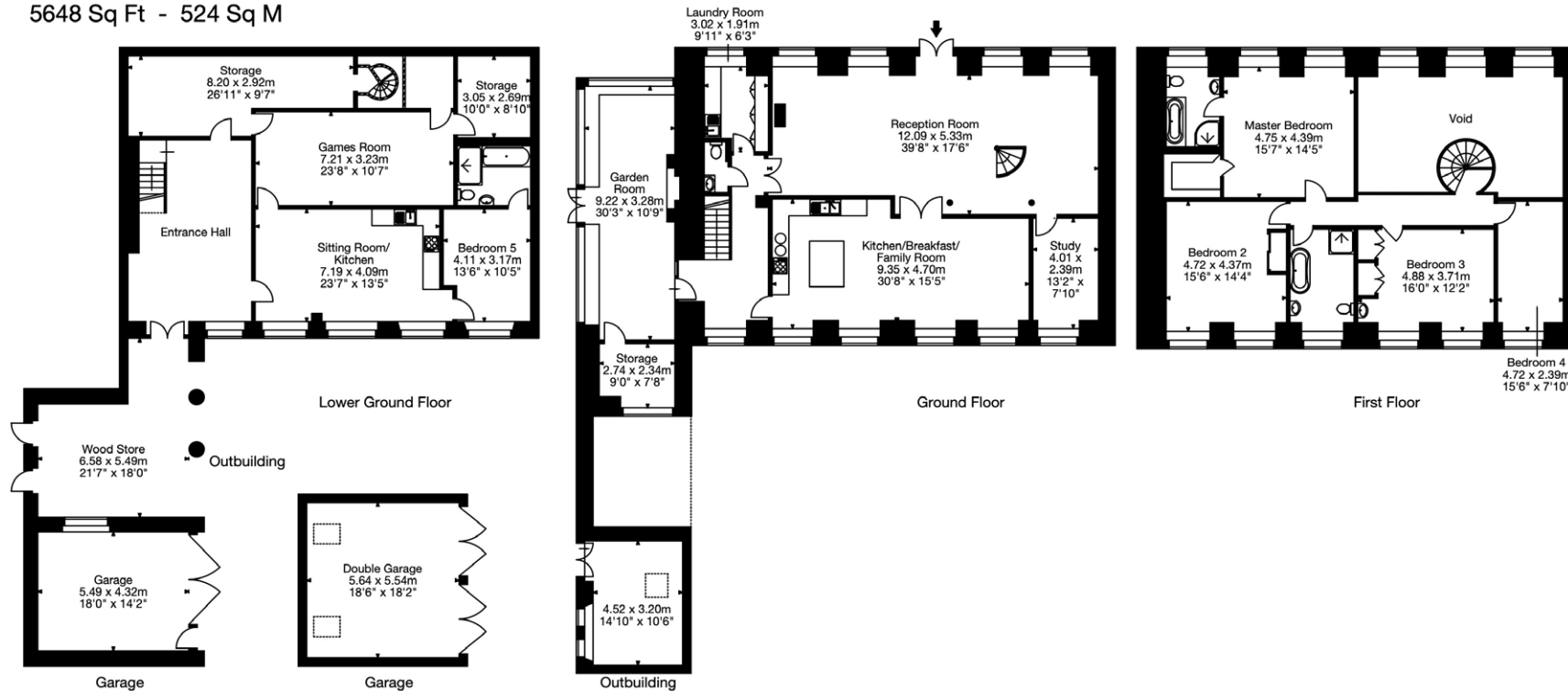
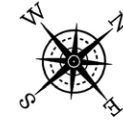
The tenure is Freehold.

Energy - the house creates its own electricity, sufficient to sell some back to the national grid. In all, it generates on average about 600kw per month, but this is an average as there is seasonal variation. In addition, there are solar panels on the roof which supplement the hot water usage in summer months. A Worcester Bosch boiler is housed in the laundry room to supply the gas central heating, Septic tank.





Dunkirk Mill,
 Rosemary Lane, Freshford,
 Bath BA2 7UD
 Main House
 4599 Sq Ft - 427 Sq M
 Garages
 591 Sq Ft - 55 Sq M
 Outbuildings
 458 Sq Ft - 42 Sq M
 Total Area
 5648 Sq Ft - 524 Sq M



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