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Millmans Farm, Southend, Wotton-under-Edge, GL12 7PD

An exceptional Grade II listed farmhouse with a collection of outbuildings and a ménage, all set within 9.46acres (approx.) of breathtaking grounds, gardens and paddocks.

Millmans Farm is believed to date back to the 16th Century with further additions during the 17th, 18th and 21st centuries. It enjoys a superb location just on the outskirts of Wotton-under-Edge and North Nibley. The outstanding far-reaching views span towards the Severn Estuary on one side and the Cotswold escarpment and Tyndale Monument to the other. The property was lovingly and meticulously renovated eight years ago and combines a beautiful blend of showcased period features along with modern additions of underfloor heating and well-appointed bathrooms. The glass fronted garden room gives a contemporary edge whilst remaining sympathetic to its early history. There are an abundance of features remaining including an inglenook fireplace, an outstanding elm staircase spanning three floors, sash windows, and original exposed beams and floorboards throughout. The accommodation today reaches approximately 4,693 sq.ft and there is the bonus of a detached dovecote and double garage beside the house that benefit from planning consent for conversion into another dwelling, if so desired – planning reference S.16/2228/LBC (Stroud District Council).

Entering the accommodation, the front door leads into an impressive dining hall that houses the elm staircase, an underfloor heated flagstone floor and the impressive fireplace as the focal point. There is a secondary external door opening onto the gardens at the opposite side of the house along with a sash window to the same elevation. The dining hall provides access to all the ground floor accommodation as well as the cellar rooms. The impressive sitting room features a dual aspect with sash windows, one with original wooden shutters, that look out across the gardens to both sides of the house. A restored solid wooden floor runs throughout the room and a fireplace with a stone surround and wood burner inset makes a charming focal point. The kitchen breakfast/room sits to the other side of the dining hall. This has a magnificently high ceiling and features a collection of fitted wooden units and central island. There is a fireplace to the end of the room, complete with a wooden mantel reaching its width, which has base units fitted within and space for a range cooker or aga. There is space for a fridge freezer and plumbing for a dishwasher within the room, as well as a cupboard that makes an ideal pantry. Fully glazed, wooden double doors open from the kitchen into the garden room, which really allow this space to come into itself when entertaining. The garden room has exposed stone walls with a mounted contemporary gas fire, and fully glazed sliding doors that open onto a paved terrace. The room connects back to the hall via a couple of steps at one end. Completing the ground floor accommodation is a handy utility room with plumbing for a washing machine and a tumble dryer, along with a collection of fitted storage and an adjacent cloakroom with W.C.

Ascending the staircase to the first floor, the central landing has doors that lead to four of the bedrooms and the principal bathroom. Three of these bedrooms are of double proportions (two in particular are very spacious) and all having charming feature fireplaces.



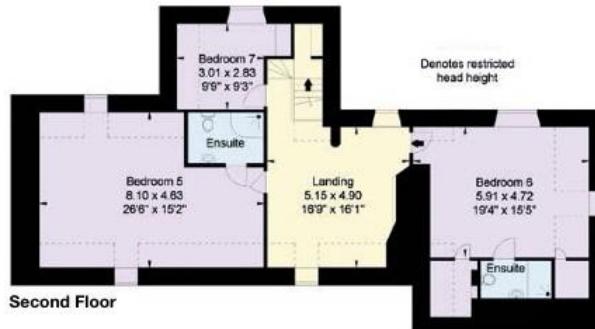
The master has a dual aspect with a view across the land to one side and the superb Tyndale Monument on the other. There is an en-suite shower room accompanying this bedroom, which uniquely has a store cupboard that was once believed to have been a priest hole. The principal bathroom is fitted with a traditional styled suite that includes a shower over the bath and a high-level W.C. This room has a second door to access bedroom two, allowing it to become an en-suite facility when needed.

Continuing up the staircase to the second floor, there is a spacious reception landing which the current owners utilise as a TV and playroom for the children. There are three bedrooms accessed from this room; two impressively characterful doubles and a single. Both doubles have vaulted ceilings with exposed A frames and beams that enjoy dual aspects of the countryside and far-reaching views beyond. There are also contemporary en-suite shower rooms that accompany these bedrooms.

Approached through automated gates onto a sweeping gravel driveway, the grounds reach to approx. 9.46acres in total and are made up of gardens and three paddocks. The established gardens wrap around three sides of the house and comprise a terrace directly outside the garden room, multiple lawns and an ornamental garden with a rose bed, shrubbery and mature magnolia trees. The main driveway connects the house to the outbuildings where there are four stables, a tack room and a generous amount of covered storage. There are three paddocks which reach to approximately 7.6acres alone and are well-maintained grazing pastures with post and rail fencing and connecting gateways. A 40m x 20m ménage sits adjacent to the stables.

Guide Price £1,675,000





Second Floor



First Floor



Ground Floor

Approximate Gross Internal Floor Area

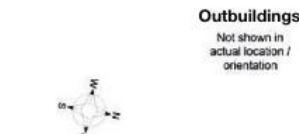
House: 4693 sq ft / 436 sq m
Dovecote: 299 sq ft / 91.1 sq m
Total: 4992 sq ft / 527.1 sq m



First Floor

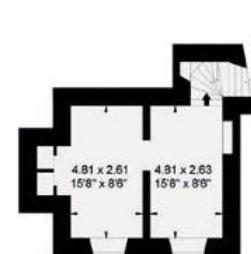


Ground Floor

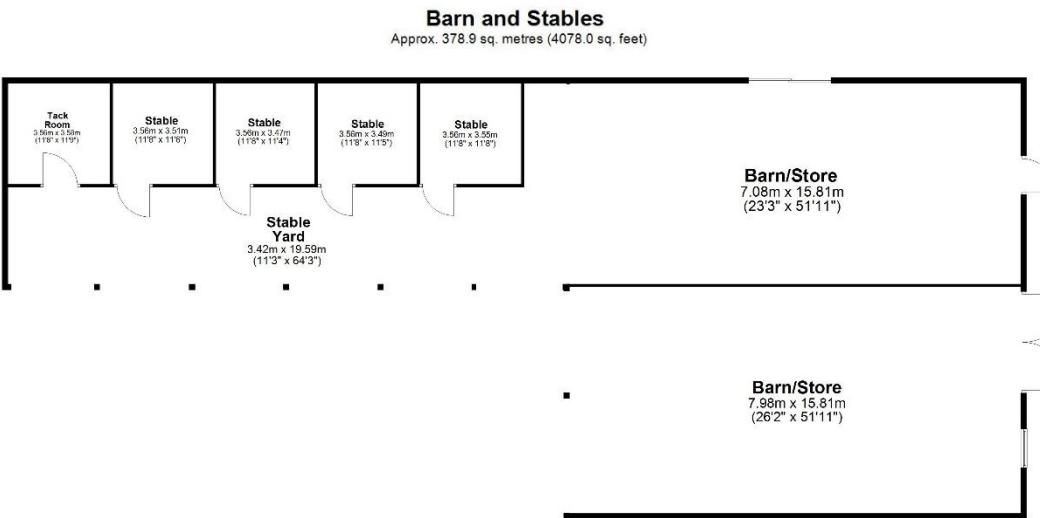


Outbuildings

Not shown in actual location / orientation



Cellar



Barn and Stables

Approx. 378.9 sq. metres (4078.0 sq. feet)



Services

We understand the property is connected to mains services of gas, electricity and water.

Drainage is via a septic tank. Internet connections to BT and Gigaclear are available. Council tax band G (Stroud District Council). The property is freehold.

EPC – Exempt (Grade II Listed).

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