



The Wheelhouse, Gawbridge Mill



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Kingsbury Episcopi, Martock, Somerset TA12 6BY

Kingsbury Episcopi 1.5 miles. Martock 2 miles. South Petherton 3 miles.

A substantial and historic Grade II listed hamstone mill, offering generous and versatile accommodation arranged over three floors, together with the original Wheelhouse and Gearing Room, which add notable character and heritage interest. The property is complemented by excellent equestrian facilities, including a well-appointed stable block and adjoining paddocks. In total, the grounds extend to approximately 5.5 acres, making it ideal for equestrian use or those seeking a rural lifestyle with land. EPC Exempt.

- Grade II Listed former Mill
- Four/Five Bedroom Accommodation
- Large Reception Room
- Three Bathrooms
- Outbuildings
- Attractive Gardens
- Stable Block and Paddocks
- Approximatel 5.5 acres
- Freehold
- Council Tax Band F

Guide Price £795,000

DIRECTIONS

[What3words///prospers.wages.belonged](https://www.what3words.com/prospers.wages.belonged)

SITUATION

The Wheelhouse is situated in a wonderful rural yet accessible location, just west of the pretty hamlet of Coat and between the villages of Kingsbury Episcopi and Martock. Martock offers a range of day-to-day facilities along with easy access for the A303. South Petherton is within 3 miles where a further selection of facilities can be found, including pub and restaurant. Yeovil is within 9 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

The Wheelhouse forms the central section of this impressive Grade II listed former hamstone mill, which has been thoughtfully converted to provide extensive and flexible accommodation arranged over three floors. The property enjoys far-reaching views from the first and second floors across the surrounding countryside and the River Parrett, creating a particularly attractive setting. Believed to date back to the 18th century, the mill remained fully operational until the 1960s, before later being converted into residential use.

The Wheelhouse retains a number of fascinating and characterful remnants of its industrial heritage, including the Wheel and Gearing Room, a section of the river complete with sluice gates, as well as original mill stones and gearing wheels, all incorporated within the property. Located on the opposite side of the road is the principal garden area, together with a stable block and two paddocks. In all, the property extends to approximately 5.5 acres, offering excellent amenity and equestrian potential.



ACCOMMODATION

A door opens into the entrance hall, featuring traditional flagstone flooring, which in turn leads through to the impressive lounge/dining room. This delightful space benefits from mullion windows on three aspects, including attractive views of the water wheel, together with exposed beams and flagstone flooring. A log burner set on a slate hearth forms a focal point, while a glazed door provides access to the river sun terrace. Stairs rise to the first floor, with a useful storage cupboard beneath. The kitchen/dining room is well appointed with twin Belfast sinks, wooden worktops and a comprehensive range of wall and floor-mounted cupboards and drawers, together with a Rangemaster cooker and dishwasher. Adjoining is a particularly practical boot room, with slate flooring, Belfast sink, shower, and a door opening to the front courtyard. A cloakroom is fitted with a high-level WC. The laundry room provides additional workspace and storage, with worktop, three cupboards, space and plumbing for a washing machine and tumble dryer, and housing the Grant boiler.

On the first floor, there is a spacious open-plan living room with mullion windows enjoying views of the river and sluice gate, along with exposed beams and a glazed door opening to a Juliette balcony. Stairs continue to the second floor. An inner landing gives access to an airing cupboard. Bedroom one features exposed stonework to two walls and exposed beams. Bedroom two enjoys views from two aspects and also benefits from exposed stonework and beams. The shower room comprises a large walk-in shower, pedestal wash hand basin and low-level WC. The bathroom is fitted with a corner bath, separate shower cubicle, vanity units, low-level WC and exposed beams. Bedroom three retains striking exposed grinding stones, together with exposed beams and a stable door. Bedroom four features exposed beams, exposed floorboards, a wardrobe, and windows overlooking the river and sluice gates. The second floor comprises a mezzanine area, with a half-landing incorporating a small kitchen area. The second-floor suite offers a vaulted ceiling with exposed beams, windows to both gable ends, four roof lights, and eaves storage. This versatile and atmospheric space lends itself perfectly to use as a living area with occasional bedroom and study space, from which wonderful panoramic views can be enjoyed in all directions.

OUTSIDE

To the west of the property lies a charming enclosed courtyard garden, laid with a combination of paving and gravel and enclosed by an attractive stone wall, providing a sheltered and private outdoor seating area. On the opposite side of the driveway is a parking space, positioned in front of a useful brick-built workshop with a tiled roof, benefitting from light and power. Adjoining the property is the Wheelhouse, housing the original water wheel, along with the adjoining Gearing Room, which in turn leads through to a rear flagstone-paved sun terrace. This area enjoys wonderful views over the river, sluice gates and surrounding countryside, making it an idyllic spot for outdoor entertaining.

Across the road is the main garden, which is well-hedged, laid mainly to lawn, and offers a high degree of privacy. The garden is enhanced by attractive flower and shrub borders, a useful garden shed, greenhouse, and a productive vegetable garden.

Adjacent to the garden is the stable yard, approached via a concreted access which provides ample parking for several vehicles. The stable block is of timber construction with an adjoining concrete yard and comprises four stables, a secure tack room, feed and hay store, workshop, and carriage store, along with power and water connected. The stable block also houses a number of solar panels. The adjoining land consists of two level paddocks, bounded by a combination of mature hedgerows and stock-proof fencing, and benefits from its own separate access gateway directly onto the public highway. In total, the grounds extend to approximately 5.5 acres.

SERVICES

Mains water and electricity are connected.

Private drainage.

Oil fired central heating.

Broadband : Standard and Ultrafast (Ofcom)

Mobile Coverage : EE, Three, O2 and Vodafone (Ofcom - some service may be limited)

Flood Risk Status : High risk from rivers and seas, however we have been assured by our vendor that the property has never flooded. Very low risk from surface water flooding.

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.



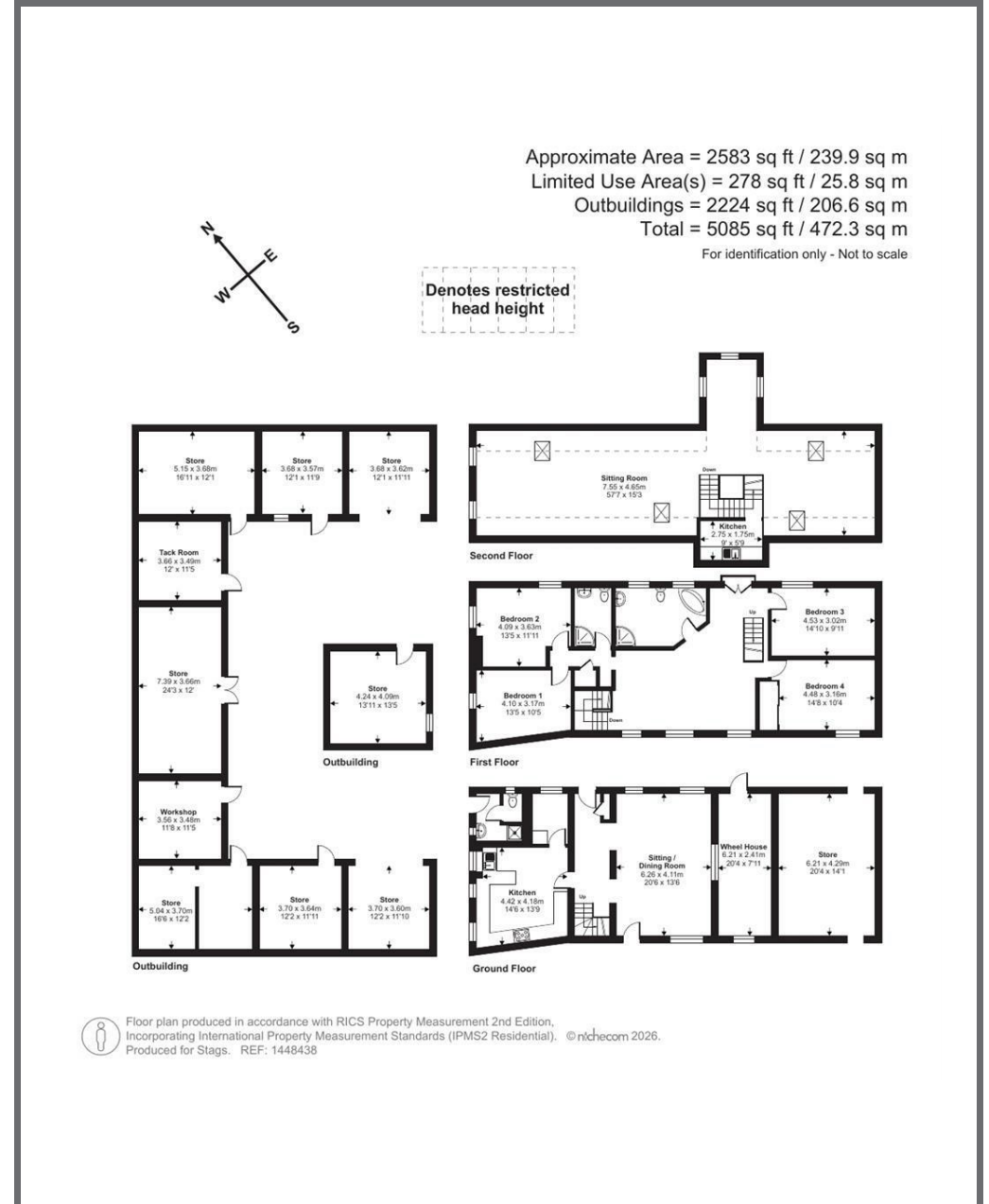
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