

Symonds
& Sampson



Mill House and Water Mill

Church Street, Upwey, Weymouth, Dorset

Mill House and Water Mill

Church Street
Upwey
Weymouth
Dorset DT3 5QE

A Grade II Listed Mill House and original Mill on the banks of the River Wey, set in 4.87 ac (1.97 ha).



- Rare opportunity to acquire a Grade II Listed Mill House beside the River Wey, near Upwey Wishing Well
- Original Mill House dates back to the 18th century, with a striking stone mill built in 1802
- Renewable energy system currently returns power to the grid, earning around £12,000 annually
- Character-filled interiors featuring flagstone floors, original beams, and fireplaces throughout
- Ground floor includes multiple reception rooms, utility room, and walk-in larder
- First floor offers three spacious double bedrooms, all with private en-suite facilities, second floor with further 3 bedrooms
- Additional well-established, 1 bedroom holiday cottage providing a reliable supplementary income stream
- Attractive leafy location in 4.87 ac (1.97 ha) within a conservation area

Guide Price **£1,150,000**

Freehold

Poundbury Sales
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THE PROPERTY

A rare opportunity to acquire a Grade II Listed Mill House, beautifully positioned in front of the Grade II* Listed original mill and set along the banks of the River Wey, just downstream from the charming Upwey Wishing Well.

The Mill house is believed to date back to the 18th century, while the striking stone mill constructed in 1802 is fed by two watercourses. The mill building is currently utilised as a store and workshop, yet still harnesses the river's flow via a turbine system to generate electricity, returning power to the grid and producing an income of approximately £12,000 per annum.

The accommodation is rich in character, flagstone flooring, original beams, and attractive fireplaces throughout. The ground floor offers a welcoming entrance hall with cloakroom, 2 sitting rooms, dining room, breakfast room with AGA, and a well-appointed kitchen fitted with a range of wall and base units, along with an AGA, integrated oven and hob. A practical utility room with fitted cupboards and a walk-in larder adds further convenience. To the first floor are three generously proportioned double bedrooms, each benefitting from its own en-suite facilities. The upper floor provides three further bedrooms (one with ensuite) a bathroom serves the two remaining rooms.

In addition to the main house, there is a well-established holiday cottage that provides a consistent supplementary income. The cottage comprises of a ground floor bedroom and bathroom with both a bath and shower cubicle. To the first floor is an open plan living space with fitted kitchen units, integrated appliances and a sitting area with feature fireplace. A door opens to a rear terrace which fronts the Mill race.

OUTSIDE

Externally, the grounds extend to approximately 4.87 (1.97 ha) acres and are beautifully established, comprising mature shrubs and trees, areas of woodland, lawned gardens, terraces, a detached store/workshop with WC and part of a former fish farm, creating a truly picturesque and versatile setting.

The Mill building is currently utilised as a store and workshop, yet still harnesses the river's flow via a turbine system to generate electricity, returning power to the grid and producing an income of approximately £12,000 per annum.

Adjoining the mill is a further range of outbuildings, including a workshop, two stores, and garage. There is ample parking for several vehicles.



SITUATION

Upwey is a charming conservation village located near beautiful countryside in a Dorset valley, just 3 miles north of Weymouth and 4 miles south of Dorchester. The village is home to the Upwey Wishing Well and Tea Room, St. Laurence Church, two public houses, and a mainline railway station to London/Waterloo and Bristol (Temple Meads). There is also a frequent bus service on the nearby Dorchester Road.

Within approximately 1 mile, you can find a range of amenities, including a general store at Broadwey, florist, veterinary clinic, petrol station, and a sports centre at Redlands.

Both Weymouth and Dorchester town centres are easily accessible and offer a wide range of shops, as well as cultural, recreational, and further educational facilities.

The area also offers opportunities for sailing and water sports, enjoying sandy beaches, walks along the World Heritage Jurassic Coastline, and exploring the rolling countryside.

DIRECTIONS

What3words///overlaps.cure.often





Mill Cottage



SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating system. Solar panels to the outbuilding installed 2022 and owned outright by the sellers.

Broadband - Superfast speed available

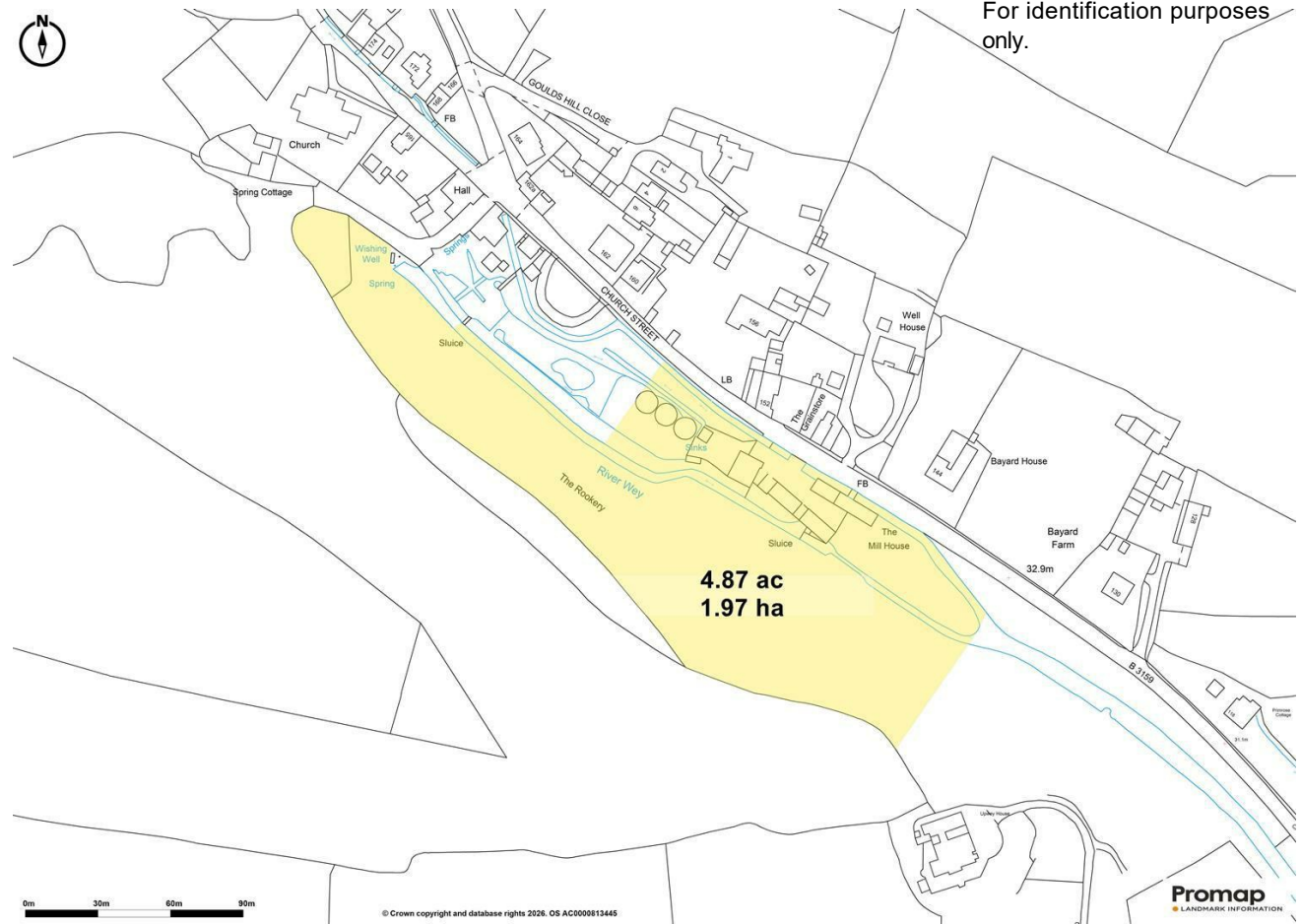
Mobile - There is mobile coverage in the area. Please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Mill House is Grade II Listed & The Mill is Grade II* Listed

The property is situated within a conservation area.



We understand the property may be subject to tree preservation orders.

Planning permission was granted in 2001 for conversion of the stores and outbuildings into 3 holiday cottages. Mill Cottage was constructed in 2008. Planning application reference: 01/00075/LBC

Mill Cottage is holiday let generating circa £19,000 gross per annum.

Consent was granted in 2004 for the Installation of a micro-hydro-electric power generation equipment in an under ground pit adjacent to the mill building. The works to install were undertaken between 2006 and 2008. Planning application reference: 04/00727/FUL. Our client has informed us that power is returned to the grid and produces an income of approximately £12,000 per

annum.

Flood risk:

The property sits within a Low-lying area fronting and abutting the river and is designated in a high risk flood and groundwater flood alert area. Our clients have informed us that during their ownership they have not experienced any flooding.

Right of Way:

Our clients have informed us of a right of way through the Rookery (woodland to rear), which they have stated has not been used during their ownership of 25 years.

Photos taken May 2026.



Church Street, Weymouth

Approximate Area = 2775 sq ft / 257.8 sq m (excludes turbine & voids)

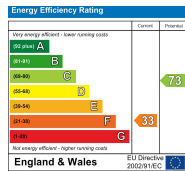
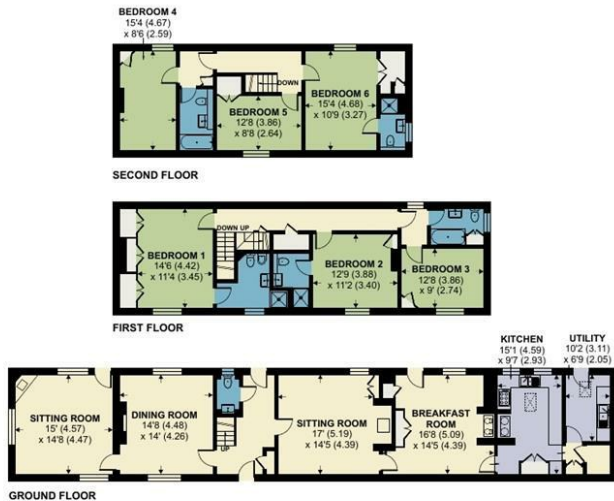
Outbuildings = 5954 sq ft / 553.1 sq m

Total = 8729 sq ft / 810.9 sq m

For identification only - Not to scale



MILL HOUSE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1447918



THE MILL



Weymouth/JS/22.5.26Rev



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