



The Old Mill, Bleadney, Nr Wells, BA5 1PF

£825,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Dating back to 1852, this stunning former Mill House is set in just over 1/3 of an acre of grounds and has stunning views over open countryside, with the Mendip Hills as a backdrop. The property has been sympathetically converted into a versatile, light filled, individual family home with the perfect balance of character features and modern convenience. The current owner has extended to the side and this could, if desired, be relatively easily divided off (with the addition of two doors) to create a self-contained annex for dependent relatives, as a holiday let or for business purposes (subject to the necessary consents).

Entering the property via the timber bridge is a notably spacious entrance hall with wide oak plank floor, built-in cupboard housing the 'Grant' oil-fired boiler and offering additional shelved storage space and a cloakroom with WC and wash hand basin. Leading off the hall is the generously proportioned sitting room. This splendid room has exposed stone walls and French doors leading out onto a balcony - perfectly positioned to enjoy the remarkable view. Exposed beams, alcoves and architectural ironwork give nods to the buildings heritage and a woodburner makes a lovely focal point (if you can tear yourself away from the view). An internal window looks out to the galleried landing area. From the hall an opening leads to the galleried landing, a beautiful light space with three roof lights, a glazed balustrade, a small staircase leading to the lower ground floor and a picture window looking out over the gardens to the view beyond. To one side is the boot room with double doors leading out to the front of the property. This versatile space could be used as a single bedroom, study, playroom or store and could be opened up to the adjoining 'anti' room to create a larger space if desired. The study is a splendid room with vaulted ceiling, Velux windows, a feature circular window and a glazed door with side windows, leading out to the balcony and yet again with stunning views. This generously proportioned room has a wall of bespoke bookshelves and cupboards along with a modern 'Contura' woodburning stove as a

focal point. An opening leads through into an 'anti' room offering further study space and store cupboards. As previously mentioned, this could be opened up into the boot room if desired.

From the entrance hall, stairs lead down to the lower ground floor. A hall, with 'tumbled travertine' tiled floor, has a useful understairs store cupboard. A door leads into the spacious kitchen dining room with narrow plank wooden floor and French doors leading to both the garden and adjacent garden room. The kitchen, with window to the rear, has a range of cream 'Shaker' style cupboards with quartz worktops and an inset 1 1/2 bowl ceramic sink. In one corner is a stunning deep red 'Everhot' electric stove, with both two ovens and two hotplates. A central island naturally divides the kitchen from the dining area and houses the ceramic hob and built-in oven and offers additional storage. The dining area, again with a window to the rear overlooking the garden and countryside beyond, can comfortably accommodate a table to seat eight to ten people. Adjacent to the dining area is the stunning oak framed garden room. This impressive room has windows on three sides, tumbled travertine floor tiles, exposed stone wall and French doors leading out to the garden. Across the hall from the kitchen is a bedroom and shower room. The bedroom is double in size with a small pillar and a window with front aspect, at lower ground level, over mature planting. The shower room is well-appointed with grey wood-effect ceramic tiles, quadrant shower cubicle, WC, wash basin and modern towel radiator. From the hall, an opening leads to the other side of the house with a small staircase leading back to the ground floor and a large glazed door to the garden. It is double height at one end, allowing natural light to permeate the space. The utility room is a good size and has a glazed door, a range of cream Shaker style units, internal window to the light filled hall, stainless steel sink along with space and plumbing for a washing machine. To the rear of the property and benefiting from the view is a well-proportioned double bedroom with French doors to the garden and a large ensuite shower









DESCRIPTION (continued)

room has grey wood plank style ceramic tiles and comprises; a large walk-in shower with waterfall shower head, WC, wash basin and modern towel radiator.

From the main entrance hall stairs lead up to the first floor which comprises two further bedrooms and a family bathroom. The larger of the two bedrooms is full of character with exposed beams and trusses, roof windows and a window with view towards the Mendip Hills, an exposed natural stone wall and built-in cupboards. The second bedroom, with an attractive arched window and front aspect, is double in size (currently presented as a twin) and has exposed beams and built-in eaves storage with hanging rails. The family bathroom has a part vaulted ceiling with exposed beams and roof window and comprises; shower cubicle, bath, hidden cistern WC and vanity wash basin.

OUTSIDE

A five-bar wooden gate opens onto the block paved drive, offering parking for three to four cars. Areas of lawn with trees and mature hedging flank the drive and to one side is a space for bins and the oil tank. An impressive timber bridge leads to the front door and a curved natural stone retaining wall sweeps beneath the bridge, with mature planting at lower ground floor level. To the side and rear of the house is a large area of lawn with mature trees, including cider apples and eating apples, two varieties of plum trees and shrubs with mature hedges on either side. To one side is a wooden summerhouse and a wooden shed, offering useful storage. The lawn gently slopes down to the River Axe which gently flows by at a lower level. A large, raised deck sits on the river bank and makes a lovely space to sit, entertain and enjoy the panoramic views. At a lower level, also on the riverbank is a further deck, a little more private and ideal for sunbathing. The river and surrounding countryside is a haven for wildlife with kingfishers, otters, herons and egrets spotted regularly.

LOCATION

Bleadney is a hamlet of approximately fifty homes and lies between Wells and Wedmore, with views of the Somerset levels to the South and the Mendip Hills to the North.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Bristol Airport is situated just 18 miles from this property whilst also not being near a flight path. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the B3139 signposted to Wedmore. Continue for approximately 4 miles through the villages of Wookey, Worth, Yarley and Henton to the village of Bleadney. Continue through the village and 'The Old Mill' is a little further along on the right hand side.

REF:WELJAT040624



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wookey (Primary)
- Wedmore (Primary)
- Wells (Secondary)

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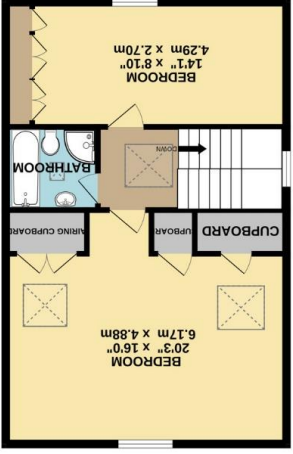
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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