



Zachary's Mill, Egford, BA11 3JP

OIRO £650,000 Freehold

COOPER
AND
TANNER



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 4  2  2 EPC E

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Description

This unique historical Mill is situated on the edge of Frome and benefits from a large mature garden, generous accommodation and lots of workshop/garage space.

The property is entered to the rear of the property via a metal staircase that leads onto a terraced decking which provides an elevated view and access to all the living accommodation.

Entering the dining room there is space for a 6-seater table, chairs and sideboard, with lots of light and an exposed stone feature wall. Turning left leads to the large lounge with a wood burning stove taking centre stage. A vaulted ceiling fills the room with light and extends out to a sunroom which provides panoramic views of the garden and fields. The kitchen has a view out to the garden and a range of wall and floor mounted cabinets. There is a fitted cooker and space for a free-standing dishwasher and fridge freezer. Down the corridor from the dining room is a double bedroom and an office/bedroom four as well as a large shower room/utility room.

The top floor has two additional bedrooms and a bathroom, together with a mezzanine space that looks over the lounge and is currently being used as additional office space.

Outside

To the front of the home there is space for 3 vehicles in addition to the gated driveway which leads into a courtyard space with access to the workshop/garages beneath the home.

To the rear of the home is a raised seating area and a stone built potting shed. Beyond there is a fabulous lawned garden that is bordered by mature trees, plants and shrubs.

Agent's Notes

The marquee in the photographs will not be included in the sale of the home.

With heavy rain, there have been times over recent years that surface water has come from adjacent waterways into the grounds, although not affecting the house itself.

The house sits adjacent to a working pig farm.

All the above has been factored into the pricing of this incredible family home.

Location

Egford is a stone's throw from rolling countryside and the meandering Vallis Vale, a 10-minute stroll to local shops and a 15-minute walk to the town centre.

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station offers direct trains to London Waterloo and connects at Westbury for London Paddington.











Local Information Frome

Local Council: Somerset

Council Tax Band: E

Heating: Oil

Services: Mains electricity and water. Private drainage.

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Warminster, Westbury



Nearest Schools

- Frome, Mells, Bruton, Street
- Warminster and Wells

Zacharys Mill, Egford, Frome, BA11

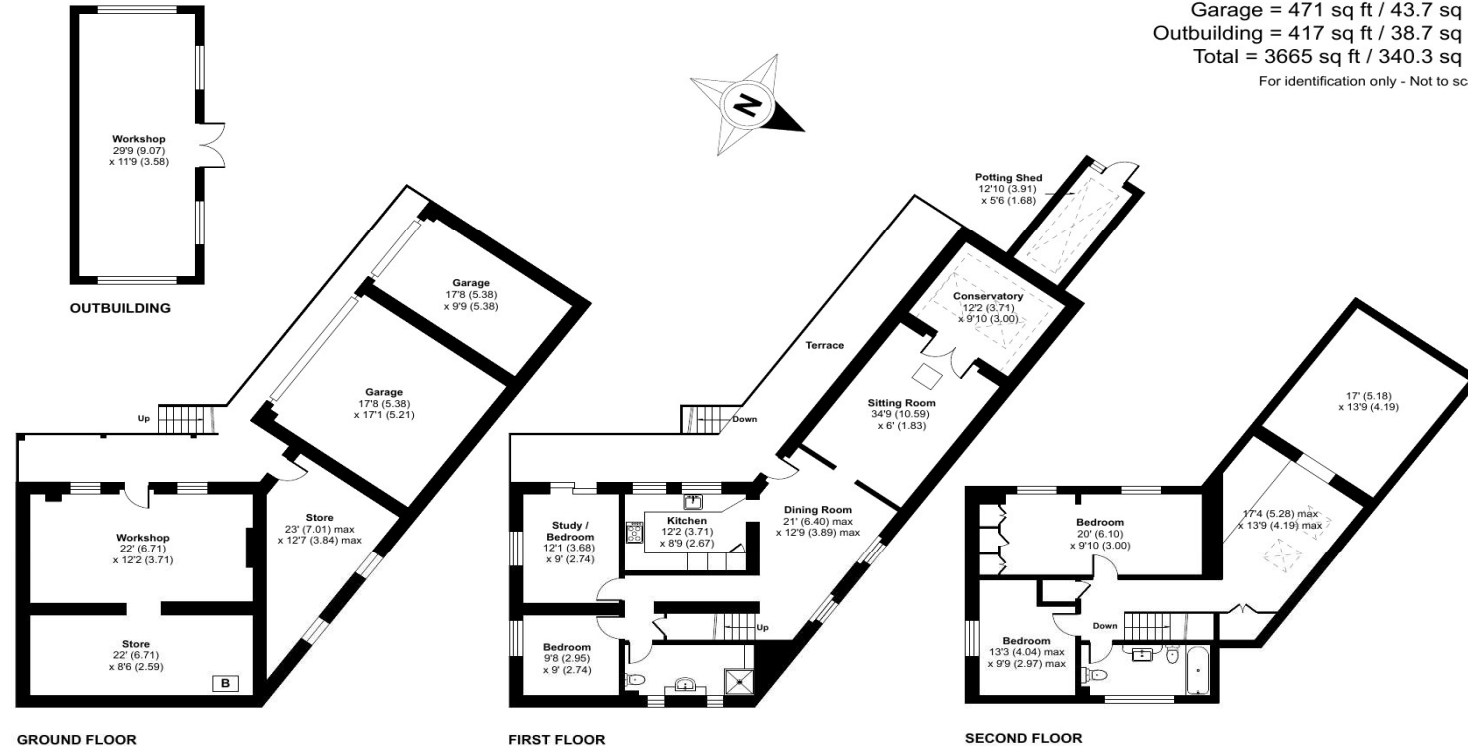
Approximate Area = 2777 sq ft / 257.9 sq m

Garage = 471 sq ft / 43.7 sq m

Outbuilding = 417 sq ft / 38.7 sq m

Total = 3665 sq ft / 340.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1162576

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