

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



THE MILL HOUSE, ISLE BREWERS, TAUNTON, TA3 6QL



**THE MILL HOUSE,
ISLE BREWERS, TAUNTON, TA3 6QL**

Summary

An idyllic and romantic period property, mentioned in the Domesday Book, and combining a charming house with an Airbnb apartment, art studios, stabling and over four acres to include gardens, meadows and a mill pond.

Location

Isle Brewers is a small but delightful village on the River Isle, from which it gets its name. It merits two entries in the Domesday Book identifying it as an area of farming and woodland across the River Isle. It remains so to this day with a population remarkably similar to that of those times, some 150 inhabitants. Much however has changed in the following millennium, although farming remains the predominant function of the village.

Within easy reach are various other villages and nearby towns including Taunton, Langport, Somerton and Street. There are excellent state and independent schools in the area for all age groups, such as, Hazlegrove, Kings Taunton, Millfield, Queens Taunton and Sherborne.

Description

The Mill House lies on the edge of the village Isle Brewers and has no immediate neighbours. The house and allied buildings are well positioned enjoying great privacy and pastoral views. A gravelled driveway widens and provides plenty of parking with a path leading across the garden to the house which is mainly Edwardian built from red brick and blue lias stone, with various alterations and improvements carried out over the years - to include generous arched window to the contemporary extension and all new double glazed sash windows in the rest of the property.

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Accommodation

The reception hall gives access off to a spacious reception room currently being used as a studio with shower room. The studio also has access to garden via its own entrance door, large windows and light wells flooding the room with sunshine. It has planning permission to extend upwards to a 45 sq.ft full master suite with balcony overlooking far reaching views. There's also a large utility boot room leading into a courtyard cottage garden

The reception hall is also the main entrance to the kitchen, living room and dining room, being the heart of the house. This is a bright and very pleasant area, again flooded with sunlight by the roof lantern and windows. The kitchen is fitted and equipped with Neff appliances and an extremely large 4.5 metre central island. A door leads from the dining room to a second hall and the original front door. This wing has a cloakroom and two reception rooms.

The drawing room has an open fireplace, and the sitting room has a Clear-view wood burner stove. Upstairs there is a generous main bedroom suite with a dressing room, and a large bathroom with both a shower and bath. There are two further double bedrooms one with en-suite shower room and one with original fireplace features. All the bedrooms have new sash windows which take in the expansive rural views.

The medieval Mill House provides versatile ancillary accommodation with an apartment currently used as a (very successful) Airbnb with an art studio on the ground floor. An external timber staircase leads to a glazed balcony and the apartment with a roomy open plan living area and a contemporary fitted kitchen with beams, timber floors and a wood-burner. At the end of the room is a shower room and a staircase to a large bedroom with a roll topped bath.





Outside

The extensive gardens and grounds of about over four acres include the homestead, gardens, paddock and pond. A gravelled path meanders through the gardens and invites exploration of the hidden and secluded areas. There is a copse to the side of the property (on the other side of the lane) and a private wooded area within the gardens which was once part of the village church grounds. An ancient yew tree stands which is reputedly a thousand years old.

Adjacent to the tranquil pond is a decked Japanese style garden, with a pergola. A pathway leads to a southerly facing paved and partly walled Moroccan garden terrace, affording extensive and peaceful far-reaching views through the poplar trees and across meadows.

Other buildings include a large garage, stabling and a greenhouse.

Other points

Mains water and electricity. Private drainage. Oil central heating. 5G Router.

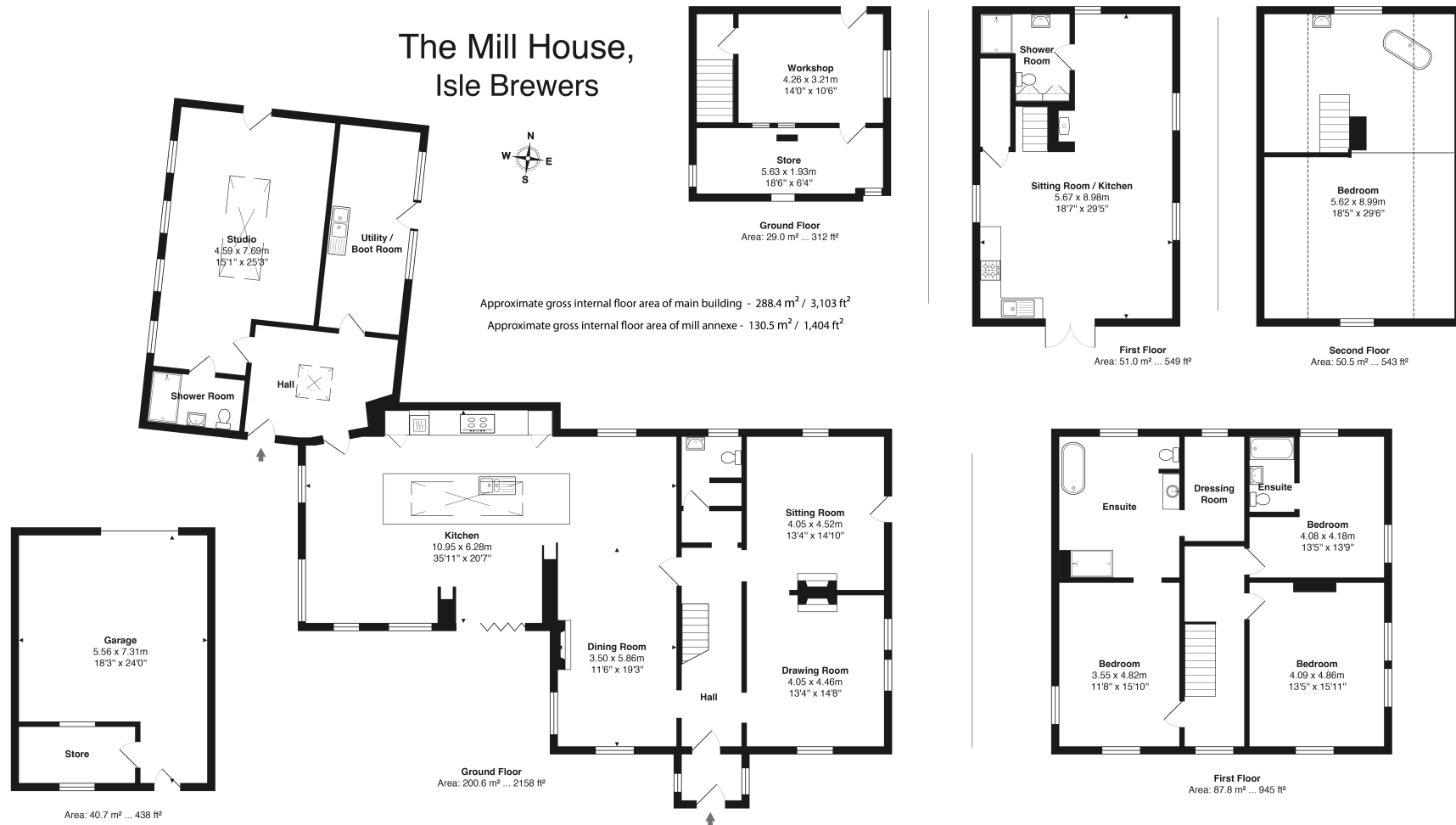
Freehold. The property is not listed.

Energy Performance Rating: TBC.

Council Tax Band: G



The Mill House, Isle Brewers



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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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