

The Mill House, Willstock





The Mill House, Willstock Farm

5 Bedrooms - Link Detached

2022.00 SqFt | Freehold

- Five bedrooms
- Barn Conversion
- Terrace and Garden
- Off street Parking
- Rural location whilst close to town.

Set in a small development of 13 units the Mill House is an "upside-down" house, with the lion's share of the bedrooms downstairs and an office/nursery, a bedroom, and a wonderful, large, open-plan kitchen/dining/living room upstairs.

As you enter the building you walk in to a double height hallway filled with natural light from the front doors and floor to ceiling windows at the top of the stairs.

To the right is a cloak room with W.C., wash basin and mirror, and just past that is the utility room with sink, work surface space, the gas combi boiler and room for separate washing machine and tumble dryer.

To the rear of the ground floor is a corridor that runs the length of the building with windows along its length. To the left are 3 double bedrooms, all good sizes with timber, double glazed windows to the front. At the very end is a family bathroom, with a bath with shower screen and wall-mounted over-head shower, W.C., and wash basin with mirror above and storage below.

To the right of the ground floor are a couple of cupboards, one housing the hot water cylinder and with space for storage, the other housing the under floor heating manifolds and also a little additional storage. At the very end is another bedroom with an en suite shower room. The bedroom is a good double and the shower room has a walk-in shower enclosure, W.C. and wash basin with mirror above and storage below.

Up stairs to the left is the open plan Kitchen/Dining/Reception room. The kitchen offers a good range of charcoal Shaker style units topped with a Quartz work surface. Integrated appliances include a full length fridge/freezer, double oven, four-ring induction hob and dishwasher.



There is plenty of space for a good sized dining table and chairs and a seating area. The room is filled with natural light and has French doors leading out to a terrace with steps down to the garden.

On the other side of the first floor there is a smaller room that is ideal as an office or a nursery and beyond that is the master bedroom with walk through dressing area and ensuite bathroom. The bathroom has a bath with wall mounted shower and a shower screen, there is a wash basin with storage below and mirror above and finally a W.C.

Outside there is a wrap around garden with a good sized lawn, a decent amount of hard standing under the terrace that is ideal for a shed

Willstock Farm is set between the Quantock Hills AONB and the Mendip Hills AONB, and Exmoor is less than 20 miles away.

Bridgewater is about 2 miles away, Taunton 6 miles and Bristol and Exeter are just under an hour away, both with international airports.







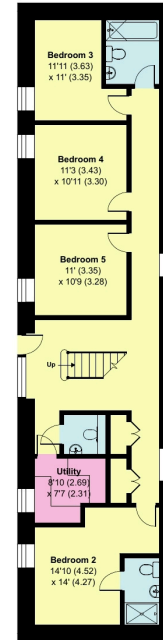
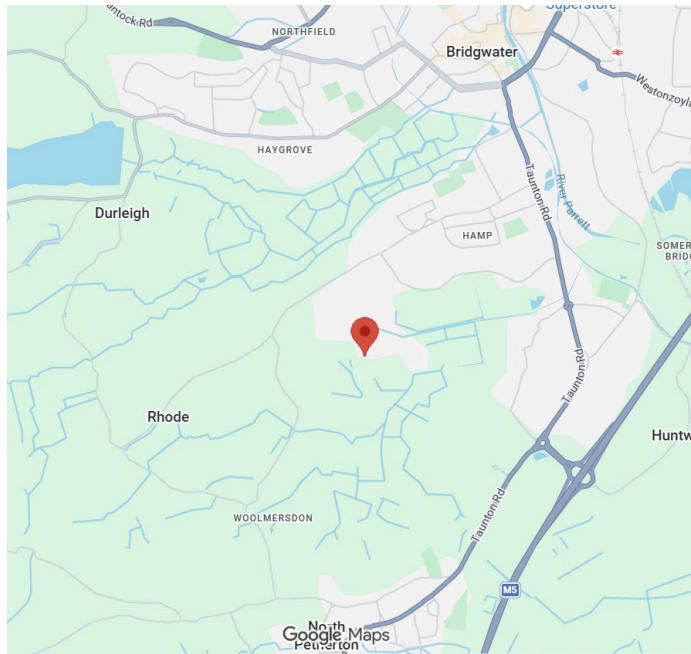


Energy Efficiency

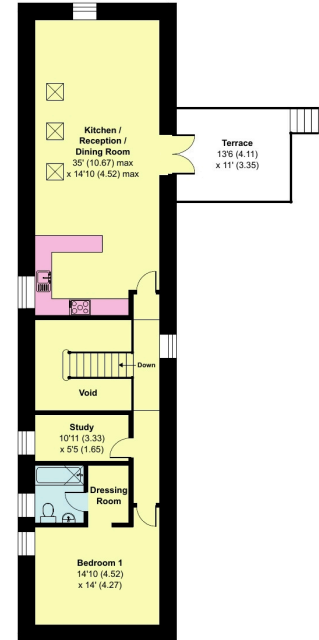
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Location



THE MILL HOUSE GROUND FLOOR



THE MILL HOUSE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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**Contact us for further details
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