

WATERSIDE



Iron Mill Lane, Oldford

Frome, Somerset, BA11

HAMPTONS
INTERNATIONAL

Beyond your expectations

A superb four bedroom detached stone mill.

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4 Bedrooms | Open Plan Reception | Second Reception | Converted Water Mill | River Frontage |
Hydropower Potential | Garden | Paddock and Views

Guide Price £800,000 Freehold

Description

Iron Mill is a superb detached stone mill building which was converted into a unique family home in the 1980s. The interior was then designed with the previous owner's specifications and now offers a wonderful blank canvas to create a stylish home across the two principal floors. Stone steps lead up to the upper middle floor and into the spacious open plan living space which benefits from windows and double doors opening out on to the terrace with the leat flowing below; steps link the terrace to the garden below. The kitchen is located off this super room whilst a further reception room at the far end has pleasant views from its triple aspect. A bathroom, store room and utility complete the accommodation on this floor. A wide central staircase leads to the first floor landing. The master bedroom is a super room, once again with a wonderful triple aspect and with a spacious private bathroom. There are three further double bedrooms and a family bathroom. If even more space is required the large attic space remains unconverted. The ground level of Iron Mill has a central workshop and storage room which leads to a double garage with plenty of further storage with doors opening out to the cobble parking area. The water mill is at the far end, the leat feeds the water wheel pit and flows under the lane to the tail race in the neighbouring land re-joining the River Frome a little further along.

Outside

This idyllic spot is wonderful for wildlife with otters, kingfishers, egrets, herons and of course ducks! The river

is wonderful in summer for paddling and swimming but obviously deeper in the winter months. From the west facing balcony steps lead down to the garden which runs alongside the leat. There is also a wonderful triangular island paddock between the leat and the river currently grazed by the neighbours sheep; the perfect lawnmowers. The Iron Mill also benefits from riparian rights along your own stretch of the river and leat. There are also glorious walks in the immediate area with the Orchard Leigh Estate situated just up the hill. All in all, 1.7 acres of pastoral land and river frontage.

Additional Information

Services: Mains electricity and water. Private drainage. Oil fired heating. Council Tax Band G.

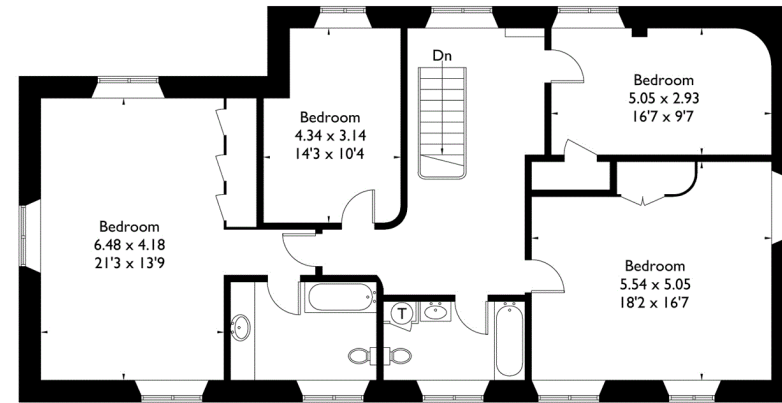
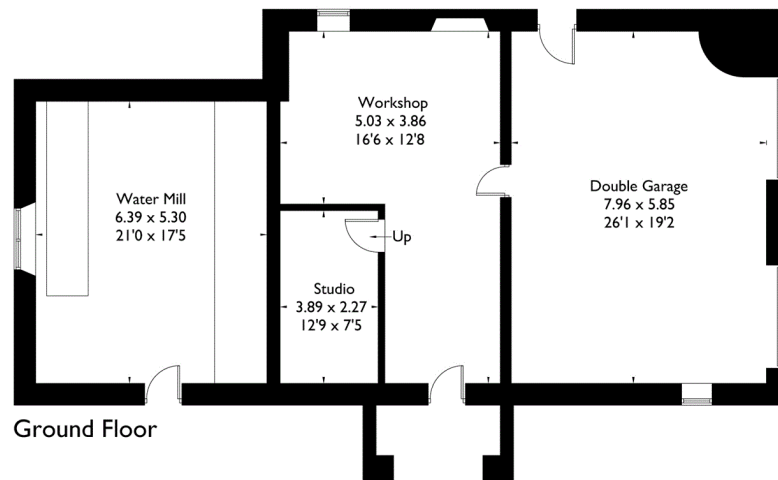
Note: The current owners have submitted an Environment Agency pre-application for a 100kW hydropower turbine which could generate electricity for sale to 100 houses and qualify for Feed In Tariff payments.



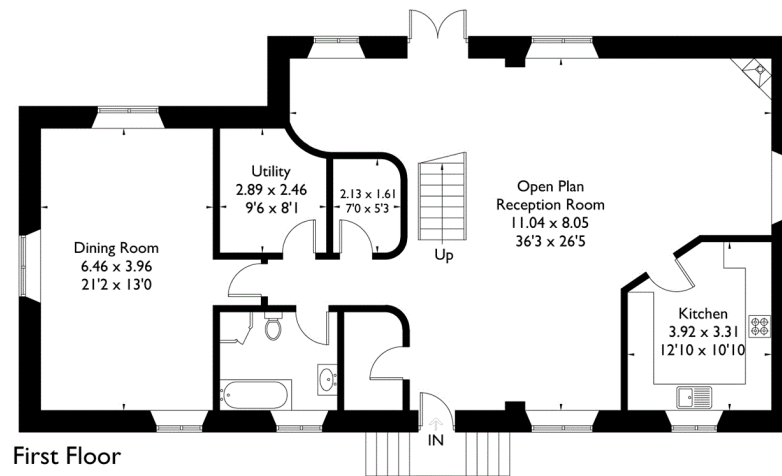
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Iron Mill Lane, Oldford, Frome

Approximate Gross Internal Area
376.9 sq m / 4057 sq ft (Including Garage)



Second Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 171812

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

