

PARADISE, WEARNE

gth

LANGPORT





Paradise Mill, Paradise, Wearne, Langport, Somerset, TA10 0DA

*Langport 1 mile; Somerton 4 miles; Street 9 miles;
Bridgwater 11 miles; Taunton & Yeovil 13 miles*



3



3



2



307 sqm

A truly unique home consisting of a GII listed former mill with a wealth of internal accommodation, requiring partial renovation with the scope to create a statement home in an idyllic semi-rural setting. No onward chain.

Freehold Guide Price £450,000

DESCRIPTION

Paradise Mill is an intriguing former mill house dating from the 18th Century, although records suggest there has been a mill on the site for at least 400 years. The property offers over 3,000 sq.ft. of space across three levels, including living accommodation, bedrooms, and an extensive range of storage, garaging, and practical spaces to the lower ground floor.

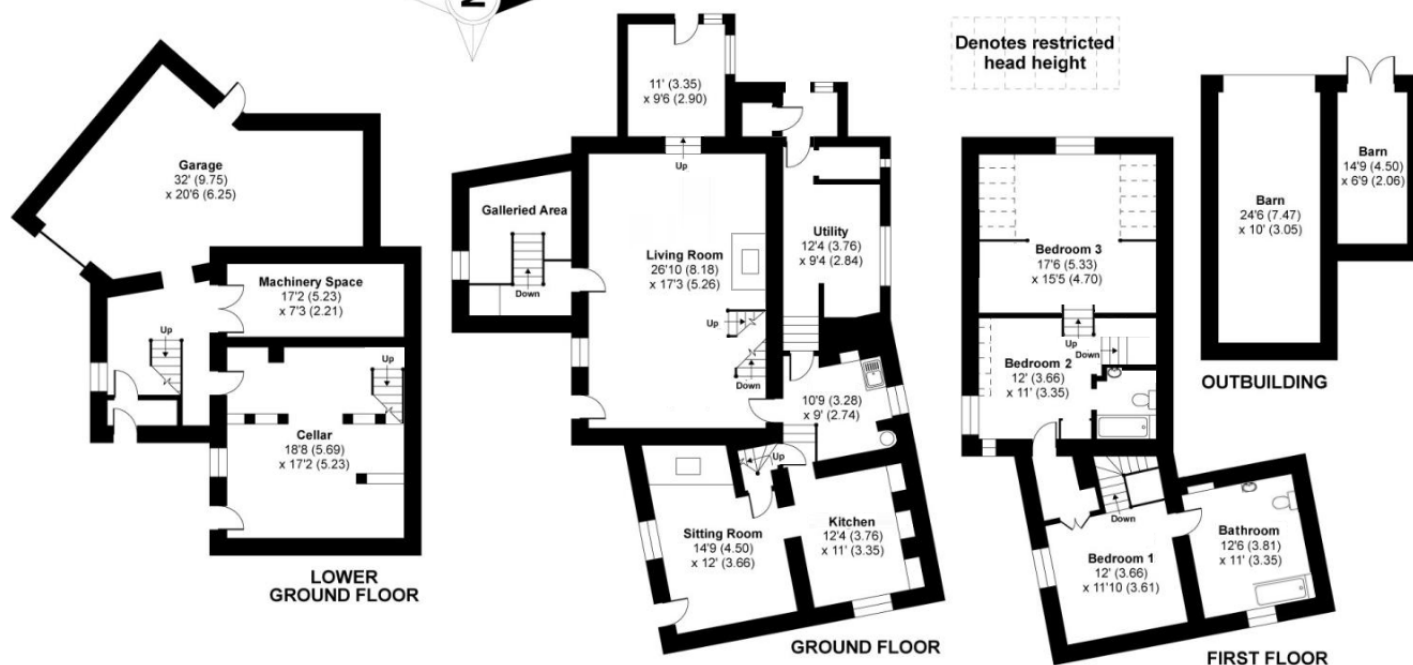
The GII listed mill house requires a scheme of modernisation offering the opportunity to create a wholly unique home with some fantastic character features throughout. A particular standout of the property is the impressive central reception room, with stone walls, original timber beams, oak floor, mezzanine floor above with trapdoor, and large woodburning stove. The remaining internal accommodation consists in brief of a snug/sitting room with flagstone floors and fireplace with woodburning stove inset, a kitchen hosting oil fired Aga and flagstone floors, a scullery, large utility room, and a study/office with rear access.

Two sets of stairs lead up to the bedroom spaces, with the current configuration offering two bedrooms and two bathrooms, along with a mezzanine landing, with potential scope to reconfigure and create three bedrooms upstairs.



Wearne, Langport, Somerset, TA10

APPROX. GROSS INTERNAL FLOOR AREA 3308 SQ FT 307.3 SQ METRES (EXCLUDES OUTBUILDING & RESTRICTED HEAD HEIGHT)



OUTSIDE

Paradise Mill enjoys a peaceful plot in the region of 1.35 acres, with the majority of the plot being laid to grass. Adjacent to the property is a small orchard with several fruit bearing trees, with a sperate gated access to the road leading to a carport. The remaining land extends northwards alongside the tree-lined Mill Brook offering a versatile and private space with plenty of scope and/or potential future uses. To the opposite side of the seldom-used lane in which the property fronts is a double height barn which has recently expired full planning permission to convert into a one bedroom dwelling. The barn sits on a plot of roughly 1/3 an acre of hillside, which would require some heavy landscaping however offers the opportunity (subject to re-acquiring the necessary permissions) to create a superb annexe, or an income stream from a holiday let.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected. Private drainage. Water source heat pump providing central heating

Council Tax: Somerset Council — Band E.

SITUATION

The property is situated just outside of the desirable hamlet of Wearne; just one mile from the busy market town of Langport, which offers an excellent range of everyday amenities including supermarket, cafes, petrol station, garages, primary school, banking and post office services, inns, doctors', dentists', and veterinary surgeries, church, library, and a host of independent boutiques. Neighbouring Huish Episcopi hosts the hugely popular Rose & Crown Inn (Eli's), cafés, and Huish Academy with adjoining sports centre with facilities for all ages. The ancient market town of Somerton with a further range of local amenities is four miles distant.

Nearby larger towns include Yeovil (A303), Bridgwater, and Taunton (M5) with extensive leisure, business, recreation, shopping, and commercial centres all roughly a half hours' drive away.

DIRECTIONS

What3words:///recovery.trader.rebounder

ADDITIONAL INFORMATION

Broadband: Highest estimated download speed 11 Mbps (Ofcom).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE.

Flooding: The property is in an area of very low flood risk

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes are offered as an estimate and should not be taken as precise, although every best effort has been made to ensure this. If there are points which are of particular importance to you please contact the office prior to viewing the property.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

4 Parrett Close, Langport, Somerset, TA10 9PG

Email: residential.langport@gth.net

Tel: 01458 250589 | Ref:

GREENSLADE TAYLOR HUNT
www.gth.net