



STAGS

The Mill Cottage

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Cockercombe, Over Stowey, Bridgwater, TA5 1HJ

Taunton 8 Miles

- 4.2 Acres
- Stable Yard
- Mill Leat & Stream
- Parkland and Distant views
- 3 Reception Rooms
- Kitchen & Utility
- 3 Bedrooms (Master En-Suite)
- Garden Office

Guide price £650,000

Situation

The Mill Cottage is situated in the picturesque hamlet of Cockercombe, within the Quantock Hills, England's first Area of Outstanding Natural Beauty. This is a very attractive part of Somerset, renowned for its beauty, with excellent riding, walking and other country pursuits. There is an abundance of footpaths and bridleways.

The village of Nether Stowey is 2 miles away and Kingston St Mary is 5 miles away. Taunton, the County Town of Somerset, is some 8 miles to the South. Nether Stowey is an attractive centre with an extensive range of local facilities, which are further supplemented by the town of Bridgwater, some 8 miles to the East. Taunton has a wide range of facilities including a theatre, county cricket ground and racecourse. Taunton is well located for national communications, with the M5 motorway at Junction 25 and there is an excellent intercity rail service to London Paddington (an hour and forty minutes). The beautiful coastline at Kilve is within 15 minutes drive.

Access to Exmoor and the scenic North Somerset coast is via the A39 or through the many country roads in the area. The Mill Cottage is in a wonderful private location in a quiet lane, with clear views over rolling countryside.

Description

The history of The Mill Cottage can be traced back to 1610 and beyond, with references made in The History of Somerset to a mill at Plainsfield as early as 1200.



A charming Grade II Listed cottage with yard, stabling, 4.2 Acres of land and direct access to the Quantock Hills.





Accommodation

A front door provides steps into the main sitting room, which has a substantial inglenook fireplace, with a high efficiency wood burning stove and terracotta tile floor. The dining room/parlour (the original mill building) is at a higher level, entered by three broad elm steps leading from the main sitting room. There is access from the parlour to a glazed sitting room, which is situated above the millstream. This room provides stunning views in all directions over the mill stream and beyond.

The kitchen is fitted with handmade units, an Aga and granite work-surfaces, and it leads to utility and downstairs bathroom. The cottage has three bedrooms, one with an en-suite shower, all with wide planked elm or oak floors and substantial oak beams. The main heat source is provided by Jotul and Clearview log burning stoves. The thickness of the cob walls encourages heat retention in winter and cooling in summer. Cob, the natural earth material forming the main constituent of the cottage structure, has excellent insulation properties and gives a solid and calm feel to the interior.

Outside

The garden office is set above the house, and has outstanding views across 19th Century parkland. It provides a camouflaged location for observing wildlife, and is well insulated but with open views on three sides. There is also an open aspect craft workshop in the garden.

The Mill Cottage lies at the foot of Cockercombe, one of the steep sided wooded combs that characterise the Quantock Hills the first AONB designation in England.

The cottage is set in approximately 4.2 Acres of its own land and this has been maintained by the current owners in a manner aimed at supporting wildlife. There is a modern timber framed stable block, comprising two 12ft square loose boxes and one foaling box (12'x18'). There is also a secure and insulated tack room as well as a concrete turn out area, which gives direct access to the many rides and bridleways over the Quantock Hills.

Services

Mains water and electricity. Septic tank drainage. Night Storage heating upstairs.

Directions

From Taunton take the road north heading towards Kingston St Mary, follow the road through the village and up Buncombe Hill to Pines Cross at the top. Go straight across (signposted to Nether Stowey) then straight for around five miles. Drive through the hamlet of Plainsfield, then bear left down the lane as the main road swings right. The Mill Cottage is the only house on the left hand side of the lane.





These particulars are a guide only and should not be relied upon for any purpose.



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Approx gross internal area: 116.6 sq m / 1256 sq ft

