



Higher Curdon Mill, Somerset

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## A beautifully converted mill in a delightful setting between the Quantock and Brendon Hills.

### Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/dining/living room | Utility room | Cloakroom

**First Floor:** Dining room | Sitting room

**Second Floor:** Main bedroom with en suite bath and shower room | Two further double bedrooms with en suite shower rooms

**Third Floor:** Two bedrooms | Bathroom

Three stables | Workshop | Hay barn

### Distances

Stogumber 1.2 miles, Williton 2.5 miles, North Somerset Coast 5.5 miles, Wiveliscombe 8.5 miles, Taunton 14.5 miles (Bristol 52 minutes and Paddington 1 hour 39 minutes), J25 M5 16.5 miles, Wellington/J26 M5 19 miles, Bristol Airport 41 miles, Exeter Airport 43 miles (London City Airport 1 hour) (All distances and times are approximate)



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## Location

Higher Curdon Mill lies amidst unspoilt countryside between the Quantock Hills, the Brendon Hills and Exmoor, with superb riding locally and easy access to both the Brendons and Quantocks. The North Somerset Coast is also only a short distance to the north. The mill is situated on the edge of the small hamlet of Lower Vellow.

The nearby village of Stogumber has a church, pub, primary school and village store. Most day to day needs can be found in the local town of Williton which has a good selection of shops and local businesses and the county town of Taunton is about half an hour by car .

For transport links the M5 is within a reasonable driving distance, Taunton has regular rail services to Bristol Temple Meads (52 minutes) and Paddington (1 hour 39 minutes) and both Exeter and Bristol airports are within reach.

There is an excellent range of schooling available from both the State and independent sectors. These include Blundells, Taunton School, King's and Queen's Colleges in Taunton, King's Hall Preparatory School and Richard Huish Sixth Form College.

## The property

This impressive property is set amidst the rolling hills of Somerset, offering stunning views of the countryside and surrounding area. Higher Curdon Mill is a 200 year old mill which was sympathetically converted and restored in 1974. The historic mill's conversion showcases a blend of traditional charm and modern amenities, with the conversion process being aimed to preserve the original features of the mill while integrating contemporary comforts.

Higher Curdon Mill provides prospective purchasers with a fantastic opportunity to acquire a property with residential, commercial and equestrian possibilities, once serviced by a former country house. The property is therefore ideal for a wide range of rural pursuits whether leisure, equestrian or agriculturally based, all within a magical and unspoilt rural setting.



The house is positioned to take advantage of the exceptional views over the gardens and grounds and the first impressions are fantastic.

The combination of historical significance, thoughtful conversion, and the stunning backdrop makes this converted mill an exceptional property for those seeking a distinctive and character-filled living experience. It's an ideal opportunity for those who appreciate both history and modern comfort, all while relishing the picturesque charm of rural life.

## Higher Curdon Mill

The mill building was partially converted into living accommodation about 50 years ago, when three self-contained flats were created.

Now, this five bedroom house offers ample space for comfortable living. With its historical character and carefully integrated updates, it provides a charming ambiance throughout. Higher Curdon Mill boasts a captivating blend of modern living and timeless charm. At its heart lies a spacious open-plan kitchen, dining, and living area, quartz work surfaces and other architectural elements that add to the property's uniqueness. In addition to this is a utility area and WC.





Ascending to the next floor is a dual-aspect dining room with french doors connecting to the adjoining sitting room, forging a seamless connection between indoor and outdoor spaces. The dual aspect ensures a flood of natural light, creating an airy and cheerful atmosphere.

The first and second floor offer five large double bedrooms, with the principal offering an ensuite with a roll top bath and exquisite views of the grounds and beyond.

## Gardens and grounds

The outside of Higher Curdon Mill is fabulous. The property offers gorgeous views across the unspoilt countryside and beyond, boasting peace and tranquillity. When approaching the property, you are greeted by gravelled parking with views of the pretty façade of the house, offering ample space for several cars.

The gardens and grounds at Higher Curdon Mill are gorgeous and match the quality of the house. As well as the glorious land, Curdon Mill comprises a block of three stables, a hay barn, and a workshop which opens up endless potential and possibilities to prospective buyers.

There is an option to buy a further 10 acres by private treaty.

## Services

Mains water and electricity. Private drainage. Oil-fired central heating.

## Directions (Postcode TA4 4LS)

[what3words///goodness.sugars.sprinkler](#)

From Taunton proceed north-west on Staplegrove Road/A358 towards Minehead. Drive for about 13.5 miles to a staggered crossroads. Turn left signed to Vellow (old-fashioned signpost). After 50 yards turn left towards Vellow. After half a mile continue round a sharp left-hand bend. Drive for another quarter of a mile to a sharp right-hand bend. The entrance to the driveway to the property is directly in front on the corner.

## Property information

**Tenure:** Freehold

**Local Authority:** Somerset County Council

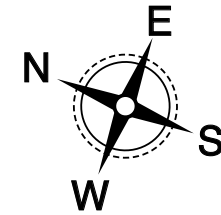
**Council Tax:** Band F

**EPC Rating:** Higher Curdon Mill E

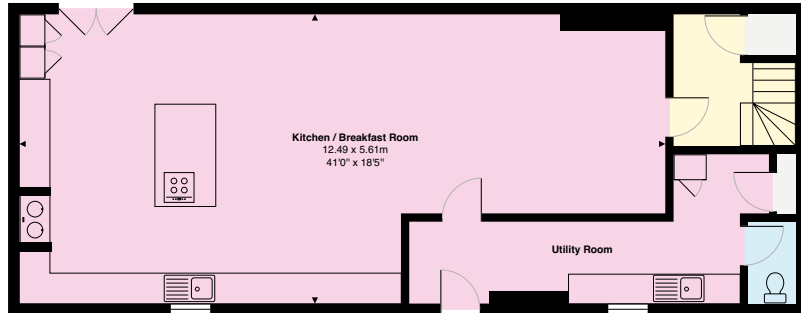
**Guide Price:** £750,000



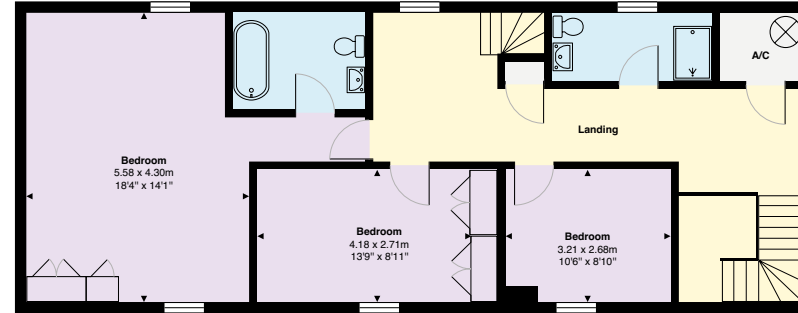
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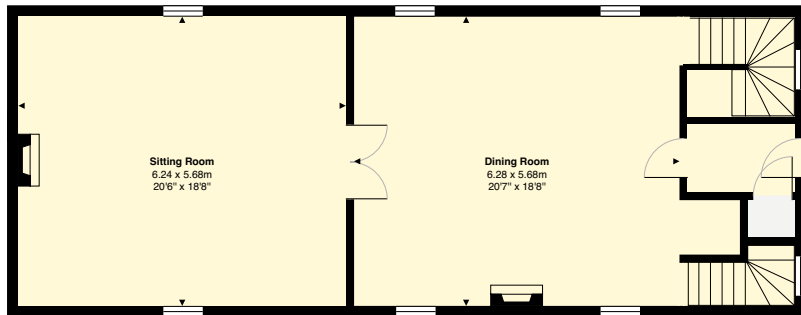
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



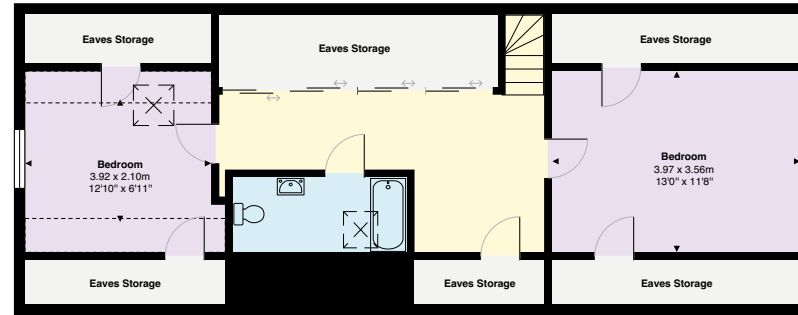
Lower Ground Floor



First Floor



Ground Floor



Second Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated August 2023.

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