



Mill Farm Cottage, Sampford Brett, Somerset





A charming rural cottage offering an income stream and **wonderful views** of the Quantock Hills and beyond.

Summary of accommodation

Porch | Hall | Kitchen | Sitting room | Dining room | Utility room | Boot room | Two cloakrooms

Three bedrooms | Family bathroom | Loft room

Parking | Double garage | Workshop | Garden | Shepherds hut | Caravan

In all about 0.79 acre

Distances

Watchet 3 miles, Minehead 9 miles, Taunton 15 miles, Exeter 44 miles

(All distances and times are approximate)



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Location

Mill Farm cottage is nestled amidst the picturesque landscapes between The Quantocks and Exmoor. Whether by car, public transport, bicycle, or on foot, there are abundant opportunities nearby to explore. The charming village of Sampford Brett is just minutes away and offers a well utilized village hall.

A mere 5-minute drive leads to the seaside town and tranquil fishing haven of Watchet, while continuing westward unveils the charming coastal town of Minehead, just 20 minutes away by car. Minehead offers a bustling harbour, sandy beaches and several shops, cafes and restaurants.

The gorgeous medieval village of Dunster which features the beautiful castle is only 15 minutes away and is definitely worth a visit!

To the east of the property lies the historic market town Taunton, only a 30 minute journey, known for its rich heritage, vibrant culture, and beautiful surroundings.

Mill Farm Cottage

Nestled in the tranquil countryside, this delightful semi-detached property offers a perfect blend of historical charm and modern comforts. Dating back to 1664, with a tasteful extension added in 1941, the property offers an abundance of character and charm throughout.



Mill Farm Cottage offers several reception rooms including a charming sitting room with a cosy log burner, a well-appointed kitchen featuring all usual appliances, and an open plan dining room with doors to outside.

Upstairs there are three generously sized double bedrooms and a family bathroom. There is also an expansive loft space, which provides generous proportions and offers endless possibilities. Whether that is an extra bedroom, home gym or studio, the loft space provides a blank canvas.





One of the most enchanting features of this home is its stunning views of the Quantock Hills and beyond, offering a picturesque backdrop that enhances the sense of tranquility and natural beauty.

In summary, this rural semi-detached property offers a unique opportunity to own a piece of history while enjoying modern comforts and breathtaking surroundings. With its timeless charm, spacious interiors, and enchanting outdoor spaces, it offers a truly idyllic lifestyle.

Services

Mains electricity, drainage and water. LFG heating. Three wood burning stoves and 2 night storage heaters.



Gardens and grounds

Outside, the property is surrounded by a lovely garden, complete with a tranquil pond and a charming greenhouse, perfect for cultivating a variety of plants and flowers. The garden offers a serene escape, with plenty of space for outdoor dining, entertaining, or simply enjoying the beauty of nature. There is a double garage and workshop, providing ample room for storage. Equipped with solar panels, it embraces sustainability while offering practical functionality.

At the bottom of the garden lies a delightful surprise and wonderful business opportunity - an impeccably crafted shepherd's hut, fully equipped with modern comforts and thoughtful touches. From the double bed to the well-appointed kitchen and en suite facilities, every detail is designed to ensure a cozy and comfortable stay. A wood-burning stove adds to the ambiance, providing warmth and charm on chilly evenings.

There is also a vintage caravan, offering a charming retreat for up to two guests. Meanwhile, a cabin provides facilities and space to support all their needs, ensuring a seamless and enjoyable stay. You can find out more here <https://www.steamandstars.co.uk/>.



Agents note 1: Steam & Stars has separate services to the main house. With private drainage (septic tank); water supplied from a borehole (annually serviced) and a separate electricity meter.

Agents note 2: The lane to Mill Farm Cottage and Steam & Stars is owned by a local farmer but you have right of access.

Agents note 3: There is a solar battery on the premises and the owners receive over £2000 per year from a Feed in Tariff.

Directions (Postcode TA4 4LJ)

From Taunton proceed north-west on Staplegrove Road/A358 towards Minehead. Drive for about 12 miles until you come to a garage on your right and a sign to Sampford Brett on your left. Take the turning to the right and continue up the country road for roughly half a mile. You will see the sign to Mill Cottage on your right.

Property information

Tenure: Freehold

Local Authority: Somerset Council, Deane House, Belvedere Road
Taunton TA1 1HE

Council Tax: Band D

EPC Rating: E

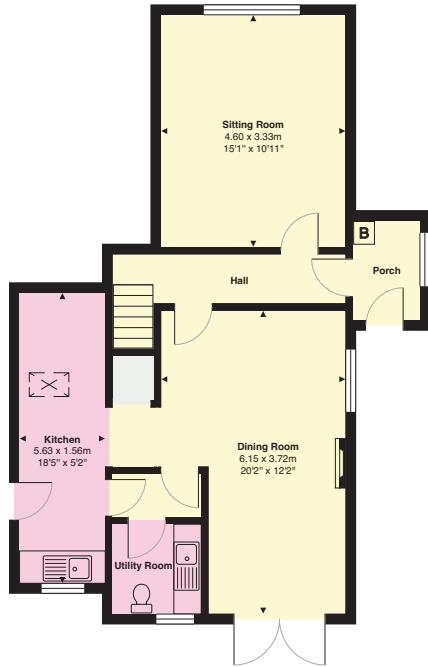
Guide Price: £500,000



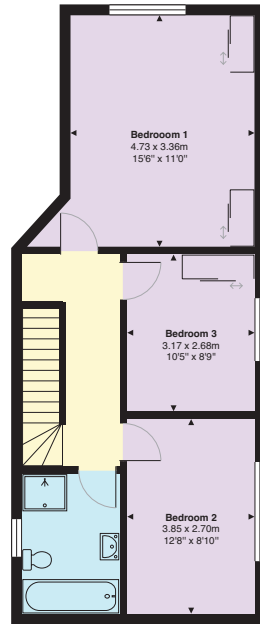
Approximate Gross Internal Floor Area

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

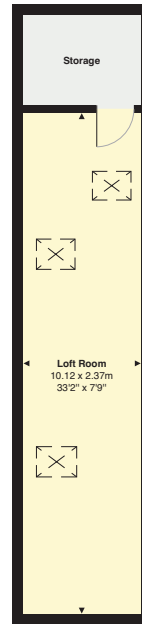
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



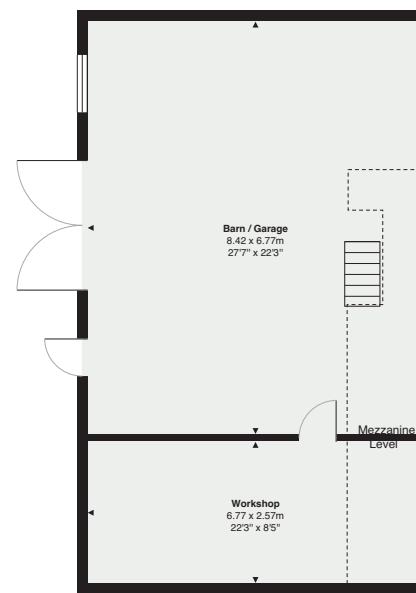
Ground Floor



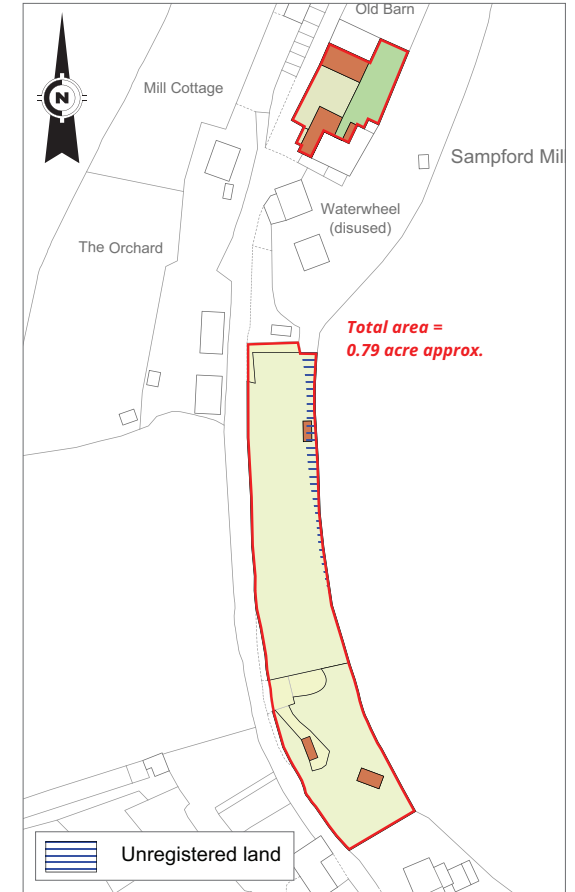
First Floor



Second Floor



Outbuildings



Note: *This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No.100021721.*



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 March 2024. Photographs and videos dated March 2024.

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