

# Peck Mills, Bingham's Melcombe, Dorset

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An enchanting, unlisted converted corn mill with 5.64 acres set in a blissfully tranquil and private setting.

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## Location

Peck Mills is surrounded by unspoilt countryside within an AONB with immediate access to miles of wonderful walks and has no near neighbours. The nearby hamlet of Lower Ansty has a popular pub (The Fox Inn), a parish church just a couple of fields away at Bingham's Melcombe and a well-stocked farm shop opposite the Fox Inn at Brewery Farm. The county town of Dorchester can meet most day to day needs including a selection of large supermarkets and a mainline railway station providing direct services to Waterloo. The county is blessed with a wide choice of popular schools from both the state and independent sectors.

## Distances

Lower Ansty 0.7 mile, Melcombe Bingham 1 mile, Milton Abbas 4 miles, Dorchester (Waterloo 2.5 hours) 14 miles, Jurassic Coast 19 miles, Weymouth 20 miles, Bournemouth Airport 29 miles.  
(Distances and time approximate)



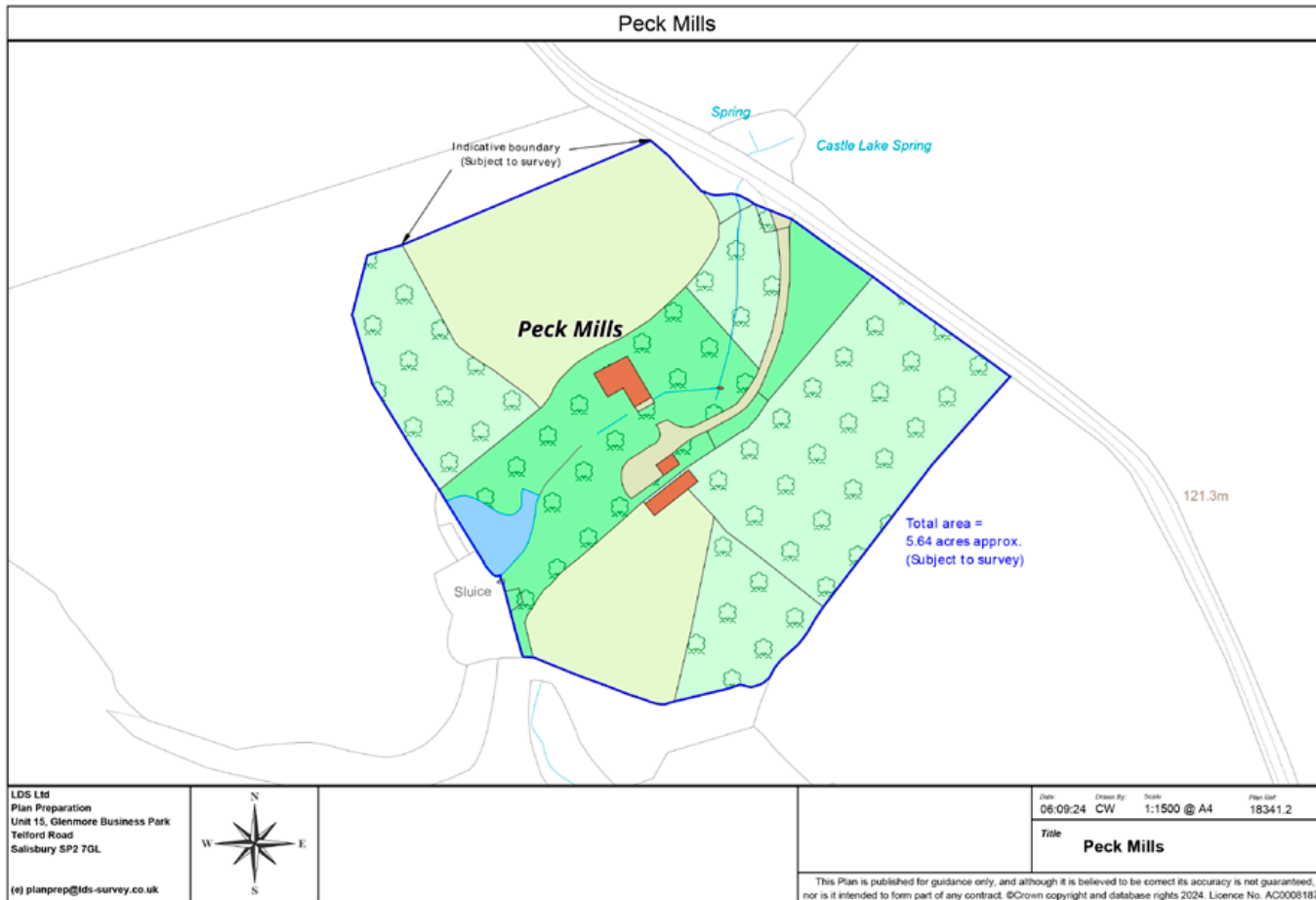
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4	1	3			5.64 acres	E



## Peck Mills

Tucked away beside to a stream amidst beautiful, rolling countryside, Peck Mills is an enchanting former corn mill that used to be part of the surrounding estate. It has been let successfully for many years and appears to be in good structural condition but would now benefit from some updating. It stands in about 5.64 acres encompassing a garage/workshop, pole barn, woodland and three paddocks. The mill has three reception rooms, kitchen/breakfast room plus utility and boot rooms on the ground floor and four bedrooms and family bathroom upstairs, with scope to convert the smallest bedroom into an ensuite bath/shower room for the principal bedroom.





## Property Information

**Tenure** Freehold.

**Services** Mains electricity. Private water supply & drainage (treatment plant). Oil-fired central heating. Superfast broadband. Double-sided wood burning stove.

**Local Authority & Council Tax Band** Dorset Council (www.dorsetcouncil.gov.uk). Band F.

## Directions (Postcode DT2 7PZ)

**What3Words:** [acrobat.workbook.hunt](https://www.what3words.com/acrobat.workbook.hunt)

Peck Mills is in a very rural setting and satnav/Google Maps might direct you onto a route that crosses a nearby ford. This can vary in height and therefore it is advisable to approach from the north via Lower Ansty to avoid it. On arriving on the northern edge of the hamlet continue south passing The Fox Inn. Just past the pub turn left onto Aller Lane. Follow the lane and the driveway entrance to the property will be found on the right after three quarters of a mile.

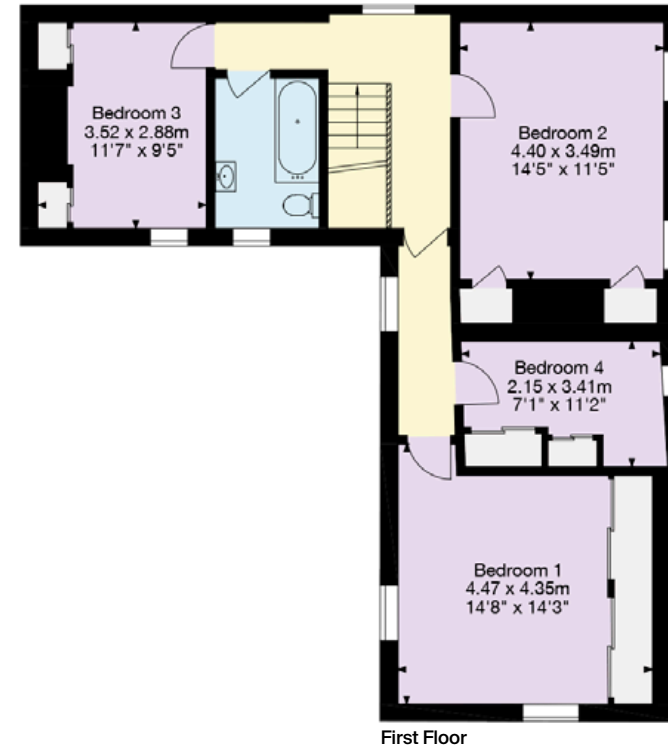
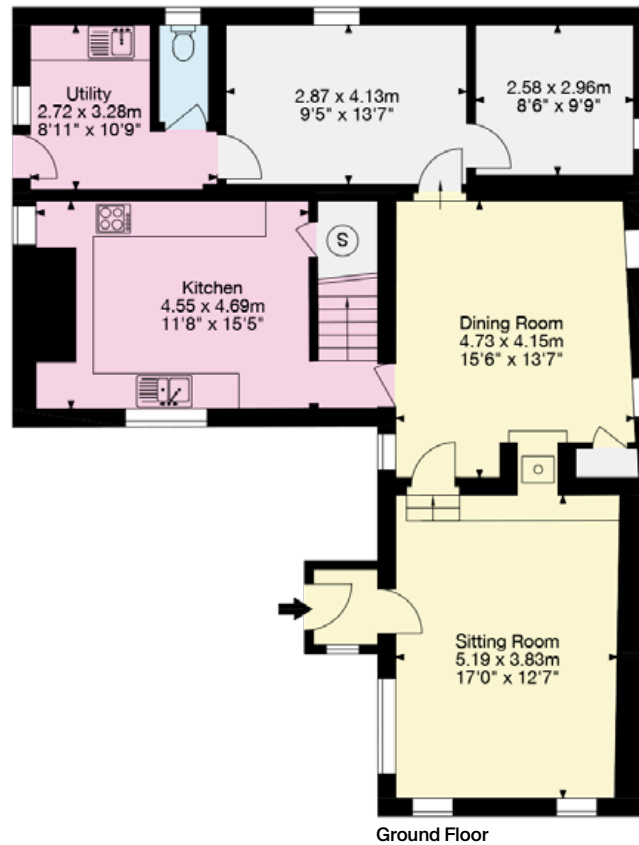




## Approximate Gross Internal Floor Area

Main House: 167 sq m / 1,797 sq ft

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.



**Knight Frank**  
First Floor, 5 Hound Street  
Sherborne  
DT9 3AB  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**Simon Barker**  
01935 810064  
[simon.barker@knightfrank.com](mailto:simon.barker@knightfrank.com)

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BH21 1PB  
[savills.co.uk](http://savills.co.uk)

**Ashley Rawlings**  
01202 856873  
[ashley.rawlings@savills.com](mailto:ashley.rawlings@savills.com)



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 September 2024. Photographs and videos dated September 2024.

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