



Wimborne

NANCEKIVELL&CO



The Old Mill, Mill Street, Corfe Mullen, Wimborne, BH21 3RH

GUIDE PRICE £995,000

THE PROPERTY HAS BEEN LOVED BY THE EXISTING OWNER WHO HAS LIVED HERE FOR OVER 20 YEARS THE INTERIOR BEING AN ABSOLUTE SPECATACLE INCLUDING THE GLAZED IN WATER WHEEL LOCATED IN THE MAIN LOUNGE. CURRENTLY SUBDIVIDED TO CREATE A HOLIDAY LET ALONG WITH OWNERS ACCOMMODATION, PARKING EXTENSIVE PARKING AND TURNING, POTENTIAL FOR GREEN ENERGY THE PROPERTY COULD BE USED FOR COMMERCIAL PURPOSES OR EQUALLY AS A DUEL FAMILY RESIDENTIAL PROPERTY. THIS IS A TULY UNIQUE PROPERTY AND ONE OF A KIND RARELY SEEN ON THE OPEN MARKET.

- GRADE II* LISTED
- BOURNEMOUTH 8 MILES
- WIMBORNE MINSTER 2.5 MILES
- WORKING WATER WHEEL, FISHING RIGHTS AND POTENTIAL GREEN ENERGY
- IDEAL FOR DUAL FAMILY OCCUPATION OR COMMERCIAL
- BEAUTIFUL INTERIOR WITH BESPOKE FURNITURE
- A HISTORIC BUILDING WITH HUGE CHARM AND CHARACTER
- 17 ACRES PASTURE ADJACENT TO THE RIVER STOUR



A RARE OPPORTUNITY TO PURCHASE A 15TH CENTURY GRADE II * LISTED WATER MILL 2.5 MILES FROM WIMBORNE MINSTER AND 8 MILES FROM BOURNEMOUTH. THIS IS A TRULY UNIQUE BUILDING PARTS OF THE SITE ARE BELIEVED TO DATE BACK TO ROMAN TIMES SITUATED IN A STUNNING LOCATION WITH A CAST IRON WATER WHEEL HOLDING PONDS AND THE BENEFIT OF FISHING RIGHTS AS WELL AS OVER 17 ACRES OF ADJACENT RIVERSIDE PASTURE.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

DIRECTIONS

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DESCRIPTION & BACKGROUND TO THE SALE

Dorset's Oldest and largest Mill set in a prominent location the current owner of over 20 years is retiring and offering this stunning old mill with centuries of history a working water wheel which could easily be used for dual family occupation or for commercial use as there is parking more many cars. The interior is a sight to be seen as per the photos and has to be seen to appreciate the skill and workmanship of the current owner who has lovingly restored much of the internal space. The accommodation is well set out and could easily be reconfigured for alternative uses. We understand that there has also been successful planning applications to create three letting units within the main building along with some development of the garages to the East. This is a wonderful old property and has to be viewd to

OWNERS ACCOMMODATION

Living room with kitchen area, Kitchen/Breakfast room, Master bedroom en-suite, 8 partitioned dormortaries, extensive workshop area, conservatory, various outbuildings.

LETTING COTTAGE

5 bedrooms one with a 4 poster, Sitting Room, Dining Room, Kitchen Breakfast room, Snug Lounge, Extensive games room/ family room (formerly a restaurant).

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.
<http://www.northdevon.gov.uk>



LOCAL AUTHORITY

<https://www.dorsetcouncil.gov.uk/>

SERVICES

Mains electricity, mains water supply, mains drainage.

FINANCIAL SERVICES

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.

TENURE

The property is leasehold on a 999 year lease the freehold can be obtained.

TRADING AND BUSINESS

We understand the cottage generates between 30k and 50k per year.

THE LAND 17 ACRES

The land associated with the property is a level pasture paddock bordered by the river Stour making up an attractive "Olde England" type Landscape which is a pleasure to behold in conjunction with the Old Mill.

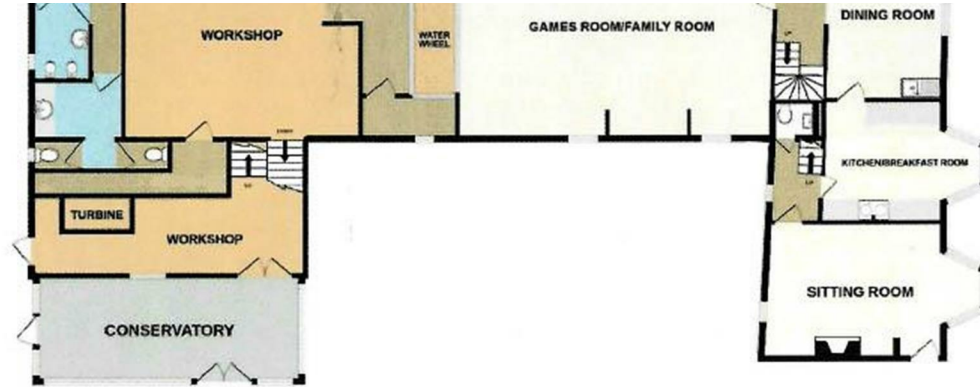
IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

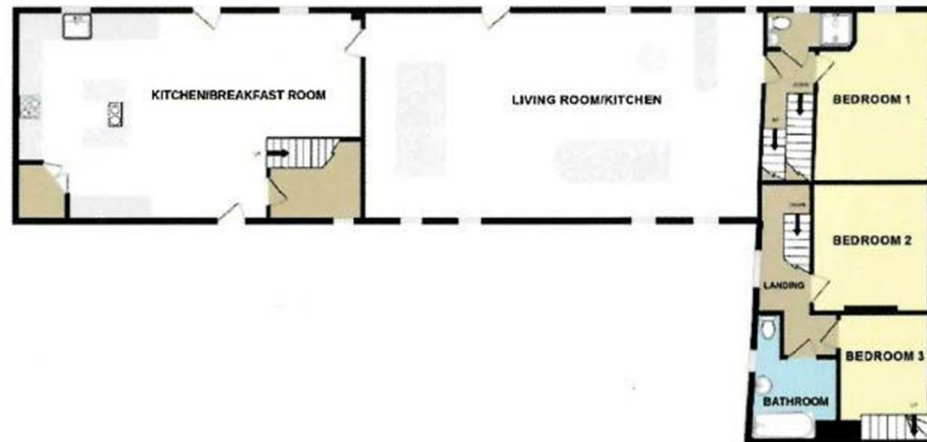
- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



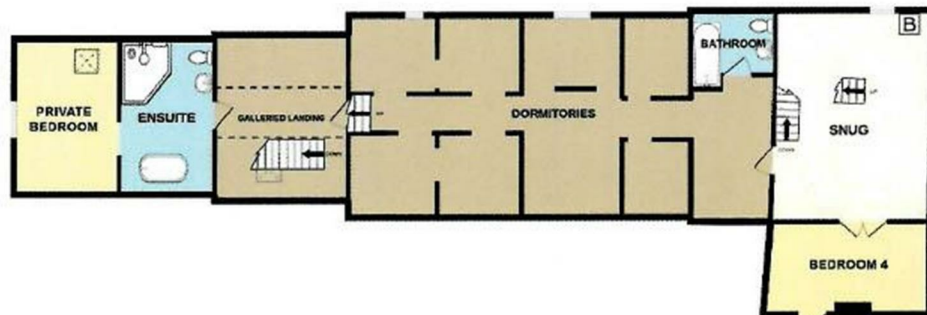


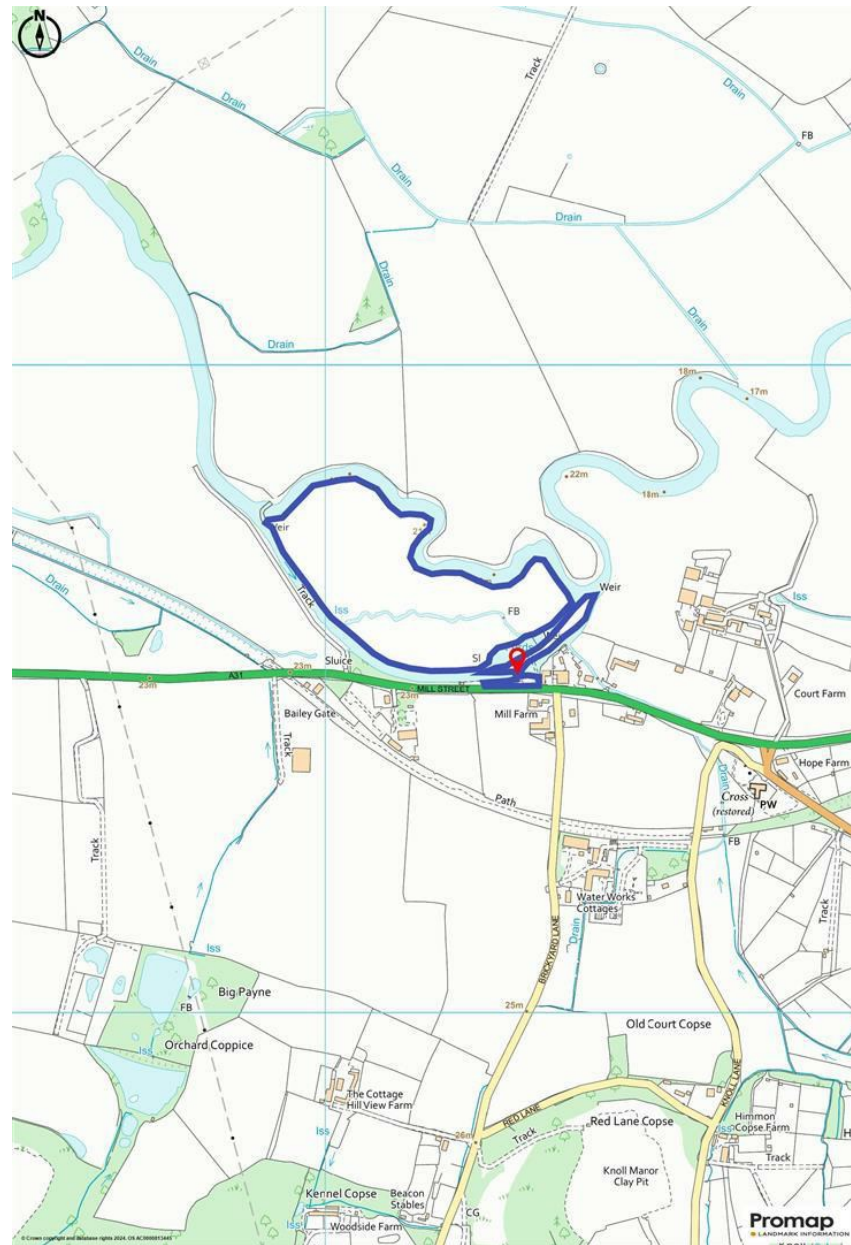


First Floor



Second Floor





These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.