

estate agents **auctioneers**

**hollis
morgan**



The Old Mill Mill Lane, Portbury, Bristol, BS20 7UA
Offers In Excess Of £700,000

Stunning Grade II Listed mid 18th Century Mill with Original Features and Large Gardens in the desirable village of Portbury. Double Garage. No Chain

- Grade II Listed Property
- Characterful converted mill
- Quiet and secluded plot
- Extensive gardens - front and back.
- Double garage with electricity
- Fantastic location - 15 minutes to Bristol and close to M5
- Huge potential
- Established mature private gardens.

The Property

The Old Mill is an impressive and spacious Grade II Listed former corn mill, with origins stretching back to the mid 18th century. This wonderful home has been beautifully and sympathetically updated to a high standard and yet keeping many original features, with exposed beams and stone walls. Several period features remain, such as the original cast iron baker's oven, the grind stones set on the first-floor landing and some of the original mill machineries have also been retained, adding charm and character and are a noble reminder of the house former use.

The Mill has been converted to a comfortable and welcoming family home offering well-proportioned rooms, many with dual aspect enjoying pleasant views over the gardens.

The entrance hall gives access to the principal ground floor reception rooms and kitchen. The ground floor includes dining room and large sitting room, shower room and large kitchen fitted with an Aga cast iron stove, breakfast area leading on to a spacious laundry room with door out to the back gardens.

On the first floor, the large landing gives access to a good size office/single bedroom, three large bedrooms and family bathroom. A beautiful cast iron staircase leads on to a very large room spanning over the whole of the 3rd floor and is currently used as a family room/ playroom, although, it could be converted to a fabulous master bedroom.

The Old Mill is accessed through electric gates by a long driveway with a large garage to the left. Fronting the house is a large grass garden and terrace and to the rear of the house are the established gardens with extensive areas of lawn on separate levels. Hidden at the back of the garden is a large stone pitched roof outbuilding/workshop fully connected to power.

Location - Portbury

The idyllic Portbury village offers a fantastic location with woodland walks on your doorstep and commuting links to the M5 very easily accessible.

Nearby Priors Wood makes a lovely bucolic walk and, Tyntesfield, prime example of gothic revival estate, and Noah's Ark farm Zoo are only minutes away.

The village benefits from a Primary School and both The Downs School and Wraxall Primary School are also of easy reach.

Less than 4 miles from Portishead the property is under 15 minutes to Clifton, Patchway and Nailsea, 30 minutes from Bridgewater and 45 mins to Bath, Taunton or Gloucester.

Other Information

Tenure: Freehold

Council Tax Band: G

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



hollis
morgan
