



Mill Cottage  
Hillfarrance, Taunton



## A charming house with extensive, peaceful gardens and a secluded log cabin, nestled in a sought-after village setting

A four-bedroom period house with a wealth of character features, in a peaceful position on the edge of the popular village of Hillfarrance. Set in over 2 acres of pretty grounds, the property offers a spacious detached garage/workshop, library, offices, sauna and a hot tub, as well as a separate log cabin with further accommodation, ideal for multi-generational living or income potential.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**GARAGE/  
WORKSHOP +  
OFFICES**



**2.25 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**1,917 SQ FT**



**GUIDE PRICE  
£800,000**

### The property

Mill Cottage is a delightful period property offering characterful accommodation with charming original features, including exposed timber beams and handsome fireplaces, complemented by tasteful modern décor and fittings throughout. It has a range of lifestyle features and expansive outdoor spaces, perfect for family living and hosting retreats. Tucked away in the heart of Somerset's peaceful countryside, Mill Cottage is a rare opportunity to own a piece of English history, being part of an ancient mill. The site was recorded as early as 1086. The charming four-bedroom home is nestled within over 2 acres of mature gardens, bordered by the gently flowing Hillfarrance Brook and mill leat. Set in the vibrant village of Hillfarrance - with its popular pub and community spirit - the property offers the best of both worlds: rural tranquillity just 10 minutes from Junction 26 of the M5 and the historic county town of Taunton. The main ground floor reception area is the well-proportioned sitting room with its heavy timber beams overhead and original fireplace, fitted with a woodburning stove. The cosy family room provides

further space in which to relax, as does the kitchen and dining space with French doors opening onto the sunny terrace at the rear, allowing floods of natural light throughout. The kitchen has modern shaker-style units, a breakfast bar with a wooden countertop, a split butler sink and a range cooker. The utility room provides useful further home storage. Upstairs there are four well-presented double bedrooms, including the dual aspect principal bedroom with its en suite shower room and built-in storage. The first floor has two further family shower rooms, serving the additional three bedrooms.

Set within the secluded gardens, the detached cabin, currently used as a successful Airbnb rental, offers valuable and flexible accommodation, also ideal for use as an annexe or guest lodgings. It includes a comfortable and attractive open-plan sitting area, dining area and kitchen with a woodburning stove and a door opening onto the veranda. The kitchen is fully equipped with fitted storage and all the necessary appliances, while the cabin also includes one double bedroom with an en suite bathroom, plus a utility room. Rental figures are available on request.

















## Outside

At the front of the property there is a parking area with space for several vehicles, and a track leading through the gardens to the cabin and separate outbuilding, which provides a large garage/workshop, log store, library and two office spaces. The gardens at the rear of the house include a wrap-around terrace with a veranda, well-suited for al-fresco dining and entertaining. Adjacent to the terrace is a covered deck with a hot tub, overlooking the garden. There is also a sauna with its own changing area, accessed via the terrace. Beyond the terracing, the rolling lawns are dotted with mature trees and bordered by established hedgerows, shrubs and trees for a sense of privacy and seclusion. The grounds border Hillfarrance Brook to one side, adding to the sense of tranquillity, while the sheltered gardens at the rear provide an ideal setting for the cabin, with its vegetable garden and paved seating area.

## Location

Mill Cottage lies in a picturesque position in the small village of Hillfarrance, five miles west of Taunton and surrounded by beautiful countryside. The village has a parish church and a local pub, while the town of Wellington, four miles away, provides a range of amenities, including shops, supermarkets, restaurants, cafés and leisure facilities. The nearby market town of Taunton has a further choice of amenities with extensive shopping including independent and high street shops, large supermarkets and recreational and leisure facilities. The area offers an excellent selection of schooling including the outstanding-rated secondary school, The Castle School, and the independent King's College and Queen's College. The renowned Taunton School is within easy reach, as well as Blundells being a short commute away. The nearby Exmoor National Park and the Quantock Hills provide scenic walking, cycling and riding routes, while the striking beaches of the Somerset and Devon coastlines are also easily accessible. The M5 is four miles away, providing access towards the vibrant city of Exeter to the south and links to the A38 to Plymouth and A30 to Cornwall, while Bristol and London are to the north. Taunton's mainline station has frequent rail services towards London Paddington.



## Distances

- Wellington 4.8 miles
- Taunton 5.0 miles
- Bridgwater 15 miles
- Minehead 21 miles
- Exeter 30 miles

## Nearby Stations

- Taunton
- Bridgwater
- Tiverton Parkway

## Nearby Schools

- Oake, Bradford and Nynhead Primary
- Crowcombe CofE VA Primary
- Stogumber CofE Primary
- Bishops Lydeard Church School
- Wiveliscombe Primary
- The Castle School
- King's College
- Queen's College
- Taunton School
- Blundells











The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 1,917 sq ft (178 sq m)  
 Outbuilding internal area 1,531 sq ft (142 sq m)  
 Changing Room internal area 102 sq ft (9 sq m)  
 Cabin internal area 456 sq ft (42 sq m)  
 Total internal area 4,006 sq ft (372 sq m)  
 Quoted Area Excludes 'External Verandah'  
 For identification purposes only.

## Directions

TA4 1AW

what3words: ///dabbling.famines.equivocal

## General

**Local Authority:** Somerset Council

**Services:** Mains electricity, water, gas and drainage.  
 Gas fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band C

**EPC Rating:** C (main house) D (cabin)

**Wayleaves and easements:** This property is sold subject to wayleaves or easements, whether mentioned in these particulars or not

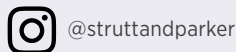
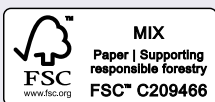
**Rights of way:** Please note there is a public footpath that crosses through part of the land

## Exeter

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