

# FRENCH MILL

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French Mill Lane, Shaftesbury, Dorset









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French Mill Lane, Shaftesbury,  
Dorset, SP7 0LU

Shaftesbury 1.7 miles, Gillingham 7.3 miles, Tisbury 10.9 miles, Blandford Forum 11 miles, Salisbury 22.3 miles

A handsome and spacious family house, set in a magical spot just to the south of Shaftesbury with land and potential annexe.

## Lot 1

Mill House with approx. 4.13 acres

Entrance Porch | Vaulted Sitting Room | Kitchen/Breakfast Room  
Dining Room | Snug | Utility | Laundry | Cloakroom | Rear Hall  
Boot Room.

Principal Bedroom Suite | 4 further Bedrooms & 2 Bath/Shower Rooms

Cart Shed & Detached Bothy with scope for Games Room & Office

Drive & Parking | Garden | Pasture | Stream & Pond

## Lot 2

Millview with approx. 0.9 acre

Garage/Workshop | 2 Loose Boxes | Tack Room | Yard  
Loft Flat comprising Bedroom, Kitchen & Shower Room.

(Further land available by separate negotiation)



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## SITUATION

Accessed via winding country lanes, French Mill is located in a beautiful rural valley just to the south of Shaftesbury and enjoys the abundant habitat that lies both within and on its doorstep. Private, yet not isolated, the property can be within walking distance of the town, offering a vibrant community and excellent local facilities, including a range of independent shops, boutiques, cafes, restaurants and inns, as well as two supermarkets and a central convenience store. There are also doctors and dentist surgeries, a cottage hospital, a thriving arts centre, sports facilities and reputable state run primary and secondary schools. The local road network and nearby A350 gives ready access to the other main towns in the region including Blandford, Sherborne, Salisbury and Bath, as well as to the Jurassic South Coast, while the A303 trunk road makes London and the West Country accessible for the motorist. Gillingham and Tisbury both have stations with mainline services to London (Waterloo from 1 hr 50 mins).

Many families are drawn to this area by the quality of life and excellent choice of state and independent schools. This part of North Dorset also enjoys wonderful, undulating scenery, iron age hill forts and picturesque villages with many miles of public footpaths and bridleways from which to explore the beautiful countryside, whether by foot or on horseback. It is ideal for a variety of rural pursuits such as cycling, fishing and field sports, while there are golf courses at Rushmore, Blandford, Salisbury and Warminster. Racing is at Bath, Salisbury and Wincanton and sailing can be found at Shearwater or on the south coast. There are excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Wilton House, the National Trust Gardens at Stourhead and the Fovant Badges.

## LOT 1 FRENCH MILL

Recently refurbished and improved to a high standard, French Mill is excellently presented and showcases beautifully the blend of period integrity with quality fixtures and fittings. The property dates from the mid-nineteenth century and was one of several working mills along tributaries of the River Stour. Constructed of stone elevations under a slate roof, the accommodation flows in a linear fashion, leading from the central core where the front door accesses a vaulted hall through to an impressive first floor sitting room, providing a spectacular, oak floored, vaulted and raftered space. With a wood burner at one end and a lower, beamed ceiling, there is also a cosy area in this spacious room.

Elm dressed stairs with a glass balustrade lead down to the Gillerson kitchen where a large central island with rich cherry worktop and plenty of storage is flanked on two sides by comprehensively fitted units with a quartz worksurface. There is an electric Fisher & Paykel range cooker, dishwasher and space for an American fridge, as well as two sinks with brass fittings, one set into the island and having a boiling tap. This area, leading from the dining room through to the sitting room has limestone flooring and the whole ground floor is serviced by underfloor heating.

At the north end of the property is a charming side hall, complete with a restored exposed brick bread above a quarry tiled floor, and steps leading up to a boot room, services room and the attached cart shed. At the other end of the property, next to the old mill workings, is a utility and laundry room which is set out as a potential annexe, accessed via its own door from the garden and having a fitted kitchen and stairs to two first floor double bedrooms, set into the eaves with painted beams, and a bathroom. The principal bedroom lies on the other side of the sitting room and has a walk-in closet, bathroom and airing cupboard, while a staircase from this side of the house leads to two further loft bedrooms and a shower room.

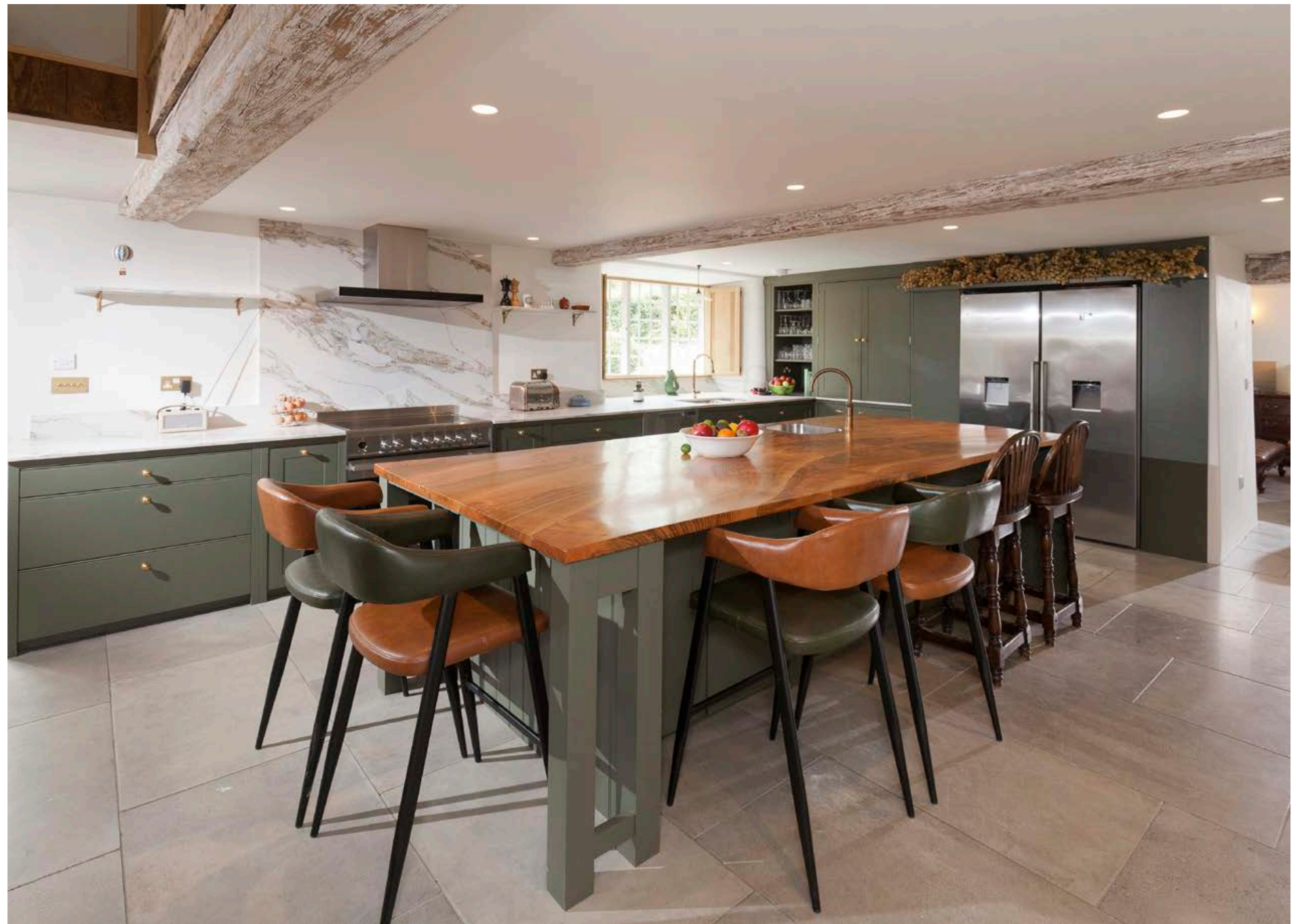
Original crittal windows have been retained and those, together with new oak shutters and window seats blend a period, yet contemporary charm. The west facing façade is both handsome and imposing, adorned with well-trained wisteria and allowing afternoon light to flood into the property.

## OUTSIDE

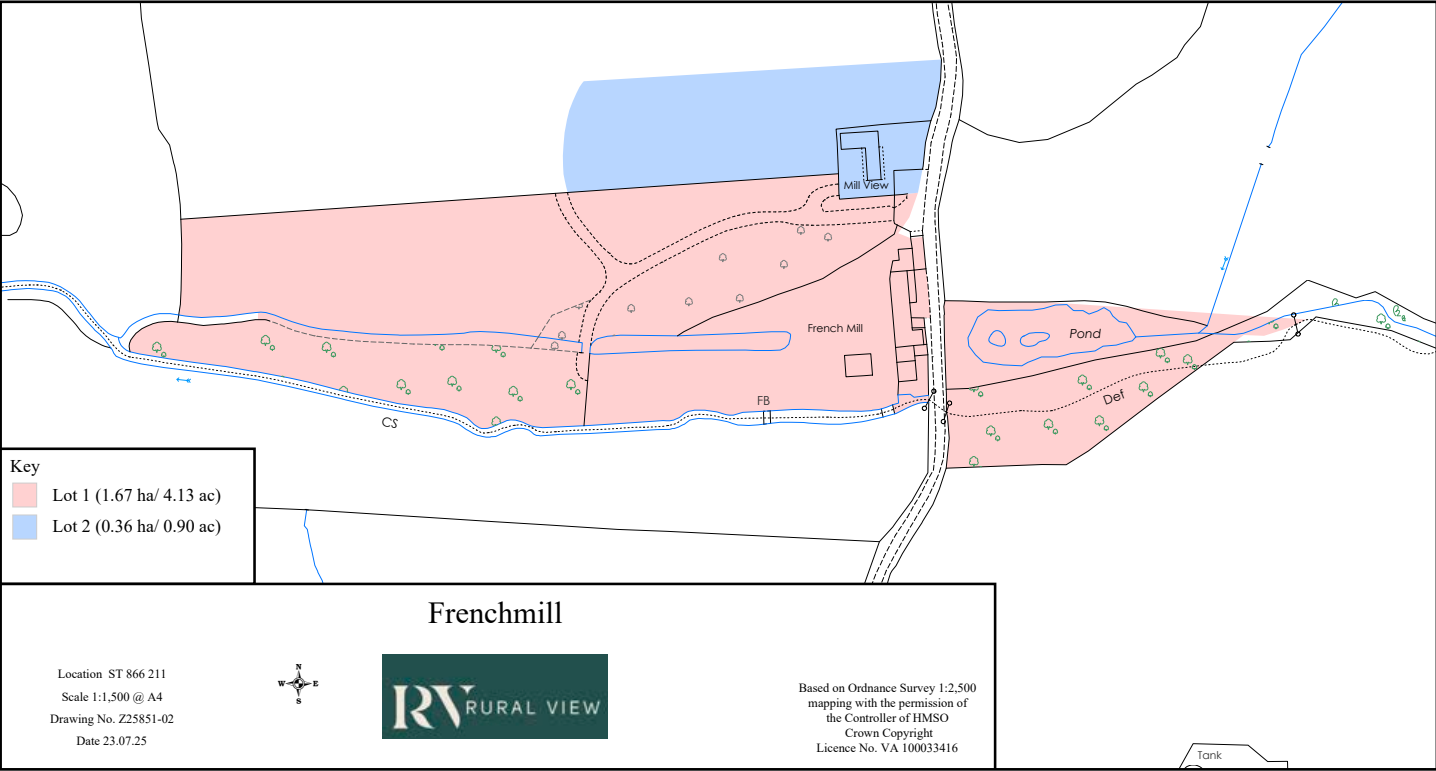
French Mill occupies a beautiful shallow valley with the mill stream separated by a low wall on the southern boundary and sweeping pasture to the north. It is a wonderful environment, providing a natural outlook and yet with a formality to its immediate curtilage and period architecture.

At the front of the house, on the other side of the lane, lies the mill pond. Fronted by estate fencing and planted with mature broadleaf trees, this is a tranquil, grassed area of about ¾ acre set around the pond and jetty. The front door is accessed down stone steps from the lane, and here also is a gravelled area with an entrance to the cart shed.

Vehicular access is via an electric gate to an elevated sweeping drive which curves down to the rear of the property and a gravelled turning and parking area. There is a very useful stone and tiled Bothy with a cobbled and flagstone floor, and stairs rising to a first-floor room, currently used as an office. The terrace to the immediate rear of the property gives way to a lawn with planted beds and beyond this the garden becomes more natural, with paths cut through longer grass and mature trees. The garden is lush and verdant, while the majority of the pasture lies elevated to the north of the drive.







### LOT 2 MILLVIEW (GARAGE, STABLES & LOFT ACCOMMODATION)

Accessed from a spur off the drive to a five-bar gate, Millview is a self-contained property which could either be used in its present layout or, subject to planning, might be more fully converted to residential use. (Current approval is for staff accommodation).

Of block and timber construction with a tiled roof, the property is utilised as a garage/workshop on the ground floor, with 2 loose boxes and a tack room. Steps to the rear of the property then lead up to timber porch and a well-fitted one bedroom loft flat with sitting room/kitchen and the most lovely view from a balcony over its land and beyond.

Outside is a yard, woodstore and field.

### DIRECTIONS (SP7 0LU)

what3words ///visit.choice.unfilled

From Shaftesbury at the eastern end of St James, head in a southerly direction along Frenchmill Lane and continue for about 1/4 mile. At the junction, bear right into Gascoigne Lane and continue for about 1 ¼ miles, eventually bearing right into Frenchmill Lane again. Go down the hill and the property can be found on the right after a few hundred yards.

From the A350 heading south from Shaftesbury, go through Cann, into the dip and up Cann Hill. At a small crossroads, turn right into Pitts Lane and continue for about 1/2 mile. At the next crossroads turn right into Frenchmill Lane and the property can be found after about ¼ mile on the left.

### GENERAL REMARKS & STIPULATIONS

#### TENURE

Freehold

#### LOCAL AUTHORITY

Dorset Council

### FRENCH MILL: SERVICES

Mains electricity, mains water, oil-fired central heating & hot water, private drainage (a new sewage treatment plant will be connected by the vendor).

### OUTGOINGS

The property is subject to Council Tax Band G.  
Energy Performance Certificate 55 (D)

### MILLVIEW: SERVICES

Mains electricity, mains water, electric heating, private drainage.

### OUTGOINGS

Not currently registered for Council Tax  
Energy Performance Certificate 44 (E)

### BROADBAND

Wessex Internet Download 100mbps Upload 30mbps

### MOBILE SIGNAL

Indoor: Poor Outdoor: Good to Variable (Ofcom)

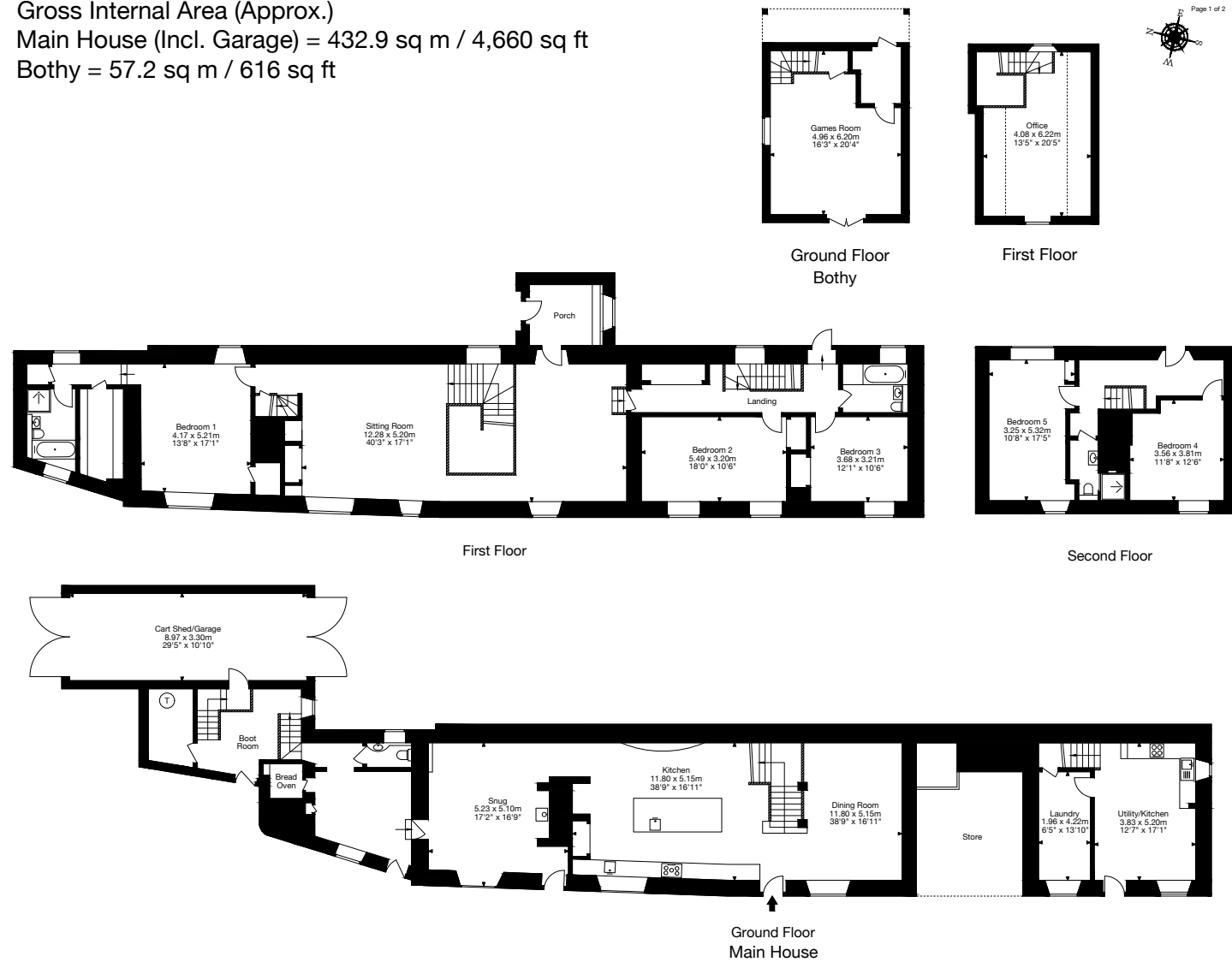
### VIEWINGS

Viewing by appointment with agents Rural View.

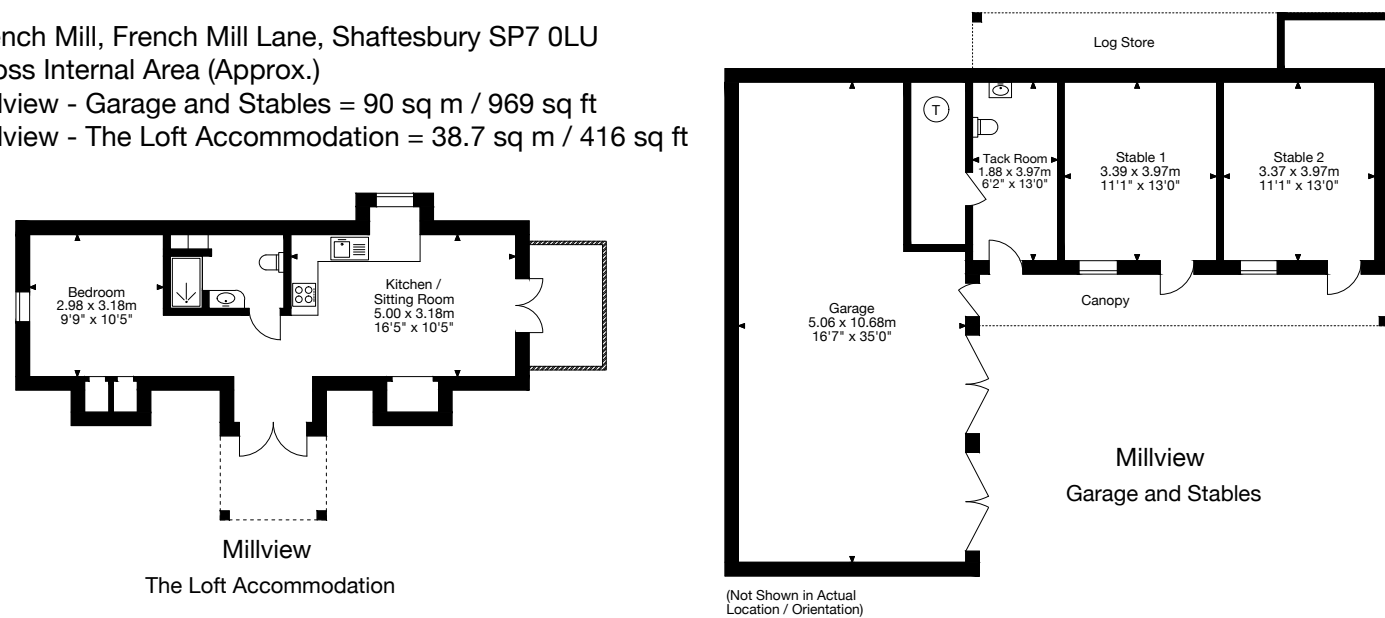




French Mill, French Mill Lane, Shaftesbury SP7 0LU  
Gross Internal Area (Approx.)  
Main House (Incl. Garage) = 432.9 sq m / 4,660 sq ft  
Bothy = 57.2 sq m / 616 sq ft



French Mill, French Mill Lane, Shaftesbury SP7 0LU  
Gross Internal Area (Approx.)  
Millview - Garage and Stables = 90 sq m / 969 sq ft  
Millview - The Loft Accommodation = 38.7 sq m / 416 sq ft



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