

THE MILL HOUSE

Wylze, Wiltshire





THE MILL HOUSE

Wylde, Warminster, Wiltshire, BA12 0QP

A Handsome Mill House on the banks of the Wylde.

Ground Floor

Entrance/reception hall | Dining room with conservatory | Study
Kitchen/breakfast room | Utility room | Two cloakrooms

First Floor

Drawing room | Library | Principal bedroom with adjoining bathroom and dressing room

Second Floor

Four further bedrooms with one adjoining bathroom and a separate shower room

Third Floor

Studio/games room

Garden store | Tack room | Stable or store room
Landscaped gardens and orchard
Mill pool | Mill stream | Fishing rights

In all approximately 2.8 acres

EPC: E



RV RURAL VIEW

The Loft, Tisbury,
Wiltshire, SP3 6JG
ruralview.co.uk
cs@ruralview.co.uk
01747 442500

PROPERTY

The Mill House is a well-proportioned family house, configured across four floors and yet very well-suited to modern family life. The large kitchen/breakfast room has access to both the driveway and gardens, as well as the utility room behind. The mill race runs under a room adjacent to the kitchen, and more might be made of this feature, should a buyer wish to. The first-floor drawing room, of approximately 40' x 20', is very light thanks to its double aspect and is perfect for entertaining. A smaller more snug library to one side of the drawing room is ideal for quieter evenings. Back on the ground floor there is an excellent conservatory which doubles as a daytime sitting room, and is linked with the kitchen and study by an open-plan dining hall. Unusually for a period home, The Mill House can easily flex to accommodate few or many people as required, an example of which might be the master bedroom suit being self-contained off one separate landing, or the converted attics which offer an extensive children's playroom or perhaps a space for a hobby.

Both the Mill Stream and River Wylde run through the garden meandering through to the water meadows. Fishing rights come with the Mill, and both the mill pond and river contain good size trout and grayling. The current owners have undertaken a lot of work to improve and nurture the watercourse and it's habitats. Considerable work has also been undertaken with regard to the water management, such as replacement sluices, a new electronically controlled mechanical sluice gate operated by the EA, and significant work to the water facing walls of the house.

The outbuildings are accessed off to the gravel drive, namely a garden/mower store and a single garage adjoining. To the rear of the property is a paved area with barbeque for outside entertaining with wonderful river views over the "Wylde Boy" and garden. The principal gardens in front of the house are laid to lawn, with a variety of mature shrubs, hedgerows and borders. A pretty and slightly more formal garden, and also an orchard, lie on the other side of the river. These are accessed via foot bridge from the house or by vehicular access from the village lane.

Despite being unlisted, The Mill House has a fascinating history. It is recorded in the Domesday Book as rendering 10 shillings. The London to Exeter road forded the river beside this mill until the first bridge was built in the late 18th Century. In the middle of the river stands a statue known as "The Wylde Boy", depicting a sea sprite blowing a shell-like trumpet. According to Pevsner, it was collected by the Earl of Pembroke on the Grand Tour in the early 18th Century. It was later given by him as a memorial to a young postilion rider who drowned after saving a relation of the Earl from an overturned coach. The mill and its surroundings are also mentioned in William Cobbett's book Rural Rides, "... I remembered Wylde very well, and thought it a gay place when I was a boy. I remembered a very beautiful garden belonging to a rich farmer and miller. I went to see it; but, alas! Though the statues in the water and on the grass platt were still remaining, everything seemed to be in a state of perfect carelessness and neglect..." Idyllic as this sounds, the house and it's grounds are now quite the opposite.

SITUATION

The Mill House lies on the edge of the popular village of Wylde, situated in the Wylde Valley. The village has an excellent shop and post office, with a pretty Norman church, an active village hall and a well-regarded pub The Bell Inn. The village is in a conservation area and is in an area of outstanding natural beauty(AONB). Wylde is conveniently situated being about 1 mile away from the A303 whilst the A36 bypasses the village providing a direct route to Salisbury (approximately 10 miles) and Warminster (approximately 10.5 miles). A wide range of educational, shopping and leisure facilities can be found in Salisbury, together with a mainline railway station connecting to London Waterloo. Warminster also has a direct train service to London Waterloo and Bath.

EDUCATION

The list of excellent schools in the area is extensive a varied, both for private and state education. It includes Salisbury Cathedral School, The Godolphin School, Bishop Wordsworth's Grammar School for boys and South Wilts Grammar School for Girls. In addition, there is Port Regis, Milton Abbey, Millfield, Bryanston, Clayesmore and Sandroyd offering both prep and public school levels.





DIRECTIONS

The Mill House will be found standing over the river at the North eastern end of the village, about 100 yards north of The Bell. If travelling from London, turn left just after the bridge, taking the A36 Warminster/Salisbury road, despite the sign telling you Wylve straight on. Turn right at the junction and The Mill House will be found on your left hand side. If you miss the first turning off the A303 follow the signs to Wylve and drive through the village, past The Bell and the house will be found on the right hand side.

GENERAL REMARKS & STIPULATIONS

TENURE

Freehold/Private Treaty.

SERVICES

Private and mains water, mains electricity and pumped drainage to the village mains. Oil fired central heating and bottled gas for kitchen hobs only.

LOCAL AUTHORITY

Wiltshire Council / Salisbury District Council – 01722 336 272

OUTGOINGS

The property is subject to Council Tax Band G.

FIXURES AND FITTINGS

Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale but some items may be available by separate negotiation.

ENERGY PERFORMANCE

EPC: E A copy of the full Energy Performance Certificate is available upon request.

VIEWINGS

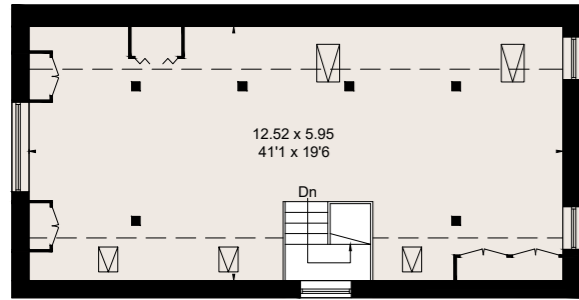
Viewing by appointment with Rural View.

AGENTS NOTE

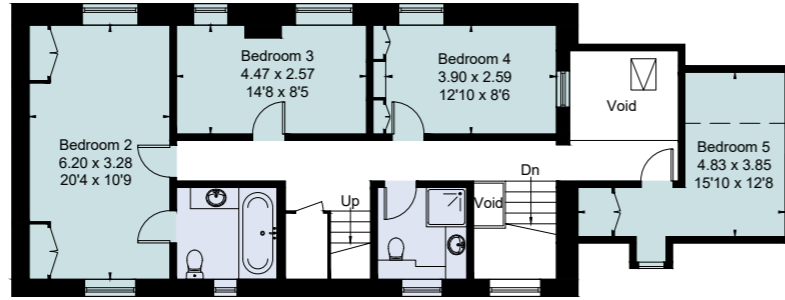
The photographs were taken internally in April 2015 and externally in June 2020.



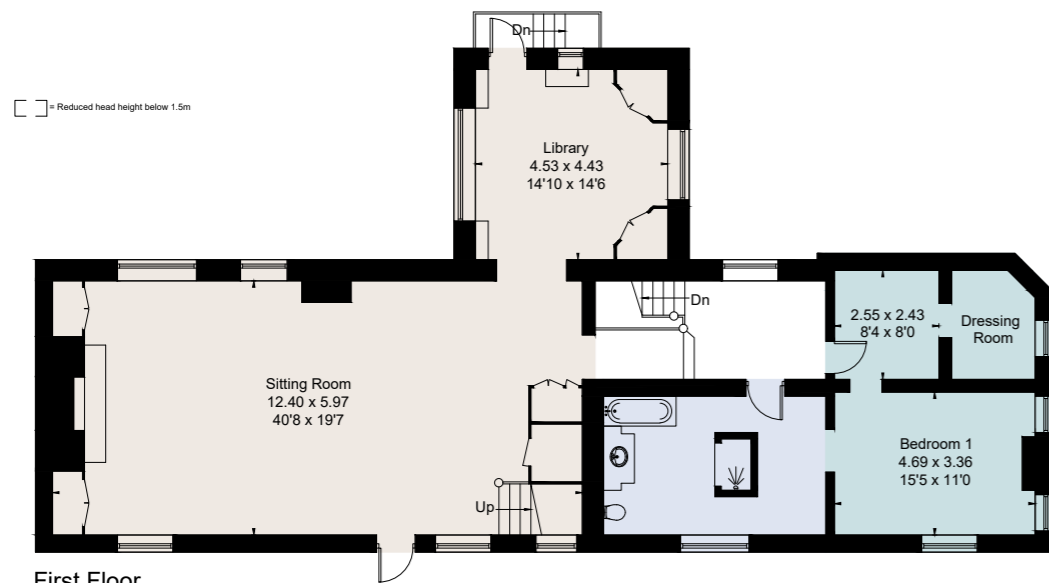
Approximate Area = 499.3 sq m / 5374 sq ft (Excluding Voids)
 Outbuilding = 32.4 sq m / 349 sq ft
 Total = 531.7 sq m / 5723 sq ft
 Including Limited Use Area (26.2 sq m / 282 sq ft)
 For identification only. Not to scale.



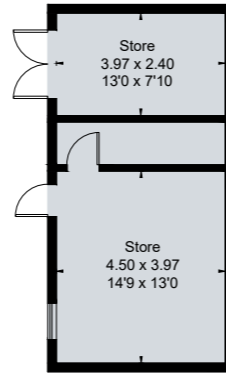
Third Floor



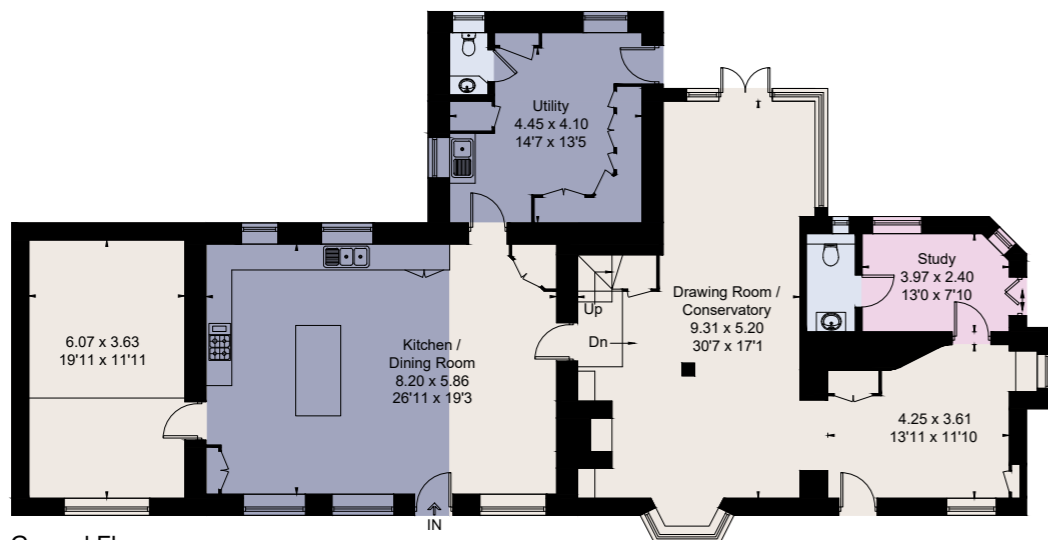
Second Floor



First Floor



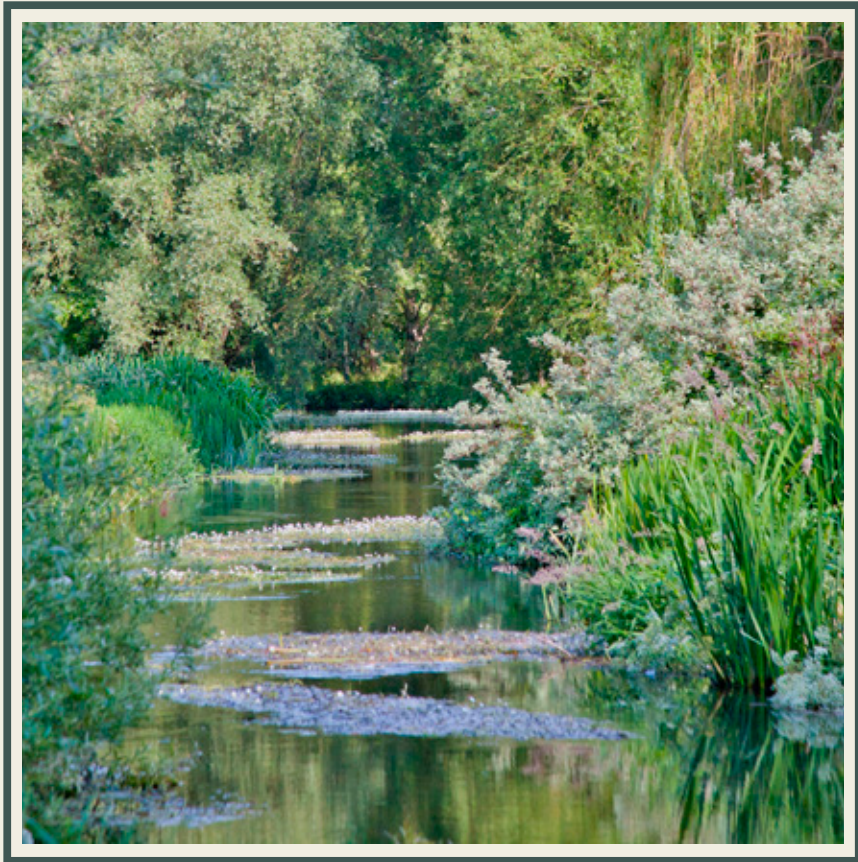
(Not Shown In Actual Location / Orientation)



Ground Floor



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