



HAMBLETON

ESTATE AGENTS

2 MILL STREET WINCANTON BA9 9AP



£425,000

2 Mill Street, Wincanton, Somerset, BA9 9AP.

Situated in one of Wincanton's most historic and picturesque streets, this Grade II listed period townhouse offers a rare opportunity to own a home rich in heritage and character. Full of charm, it retains many original features and will appeal to those seeking the elegance and atmosphere of a true period property.

The generous and versatile accommodation is arranged over three floors, with the highlight being a magnificent first floor drawing room that spans the full width of the house.

The welcoming entrance lobby leads into an inner hallway and a light-filled music room. To the left lies a spacious dining room, complete with an attractive period fireplace that creates a warm and inviting setting. The kitchen is well-fitted with ample storage and workspace, and provides access to a useful utility room and ground floor cloakroom. Completing this level is a study, ideal for home working, where a striking inglenook fireplace, though not in use, adds a charming focal point.

On the first floor, the impressive drawing room is bathed in natural light from three elegant sash windows. A handsome fireplace with a deep alcove enhances the room's character, making it an exceptional space for both everyday living and entertaining. Also on this floor is a comfortable bedroom and a shower room. From the landing, a staircase rises to the second floor, where three further double bedrooms are served by a family shower room.

The house also enjoys the benefit of a large rear garden, offering plenty of scope for outdoor relaxation, gardening, and entertaining.

While the property would benefit from some updating, it presents an exciting chance for the next owner to enhance and personalise the home, all while preserving the authentic period character that makes this house so special.

In summary, this is a substantial and distinctive townhouse, conveniently positioned in the heart of the town, full of charm, character, and potential, within one of Wincanton's most desirable locations.

LOCATION: The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a Co-Op supermarket, butcher, bakery, fruit and veg and whole foods shop, Morrisons, Lidl, Health Centre, Post Office, library, antique shops, cafes, eateries and a leisure centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill, 10 minutes from the impressive highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive) and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse and a pretty local park, Cale Park, which features a playground, café with 'mini-town' for children and the pretty river Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION IN DETAIL:

Front door to:

ENTRANCE VESTIBULE: Coat hooks, exposed wood panelling and opening to inner hallway and music room.

MUSIC ROOM: 12'3" (max) x 10'2" (max) Ceiling timber, radiator, sash window to front aspect, wall light points and exposed floorboards.

INNER HALLWAY: Double doors giving access to the cellar.

DINING ROOM: 13'4" x 12'5" A characterful room featuring an attractive period fireplace with tiled slips and marble surround, fireside

alcove with fitted shelving, two radiators, exposed floorboards, two sash windows to front aspect and wall light points.

OFFICE: 11'2" x 10'10" Inglenook fireplace (not in use), French doors to rear garden, stairs to first floor and archway to:

KITCHEN: 12'2" x 7'1" Inset single drainer stainless steel sink unit with cupboard below, range of fitted wall, drawer and base units with work surface over, space for range style cooker, wall mounted gas boiler, downlighters, window to rear aspect and door to:

UTILITY ROOM: Space and plumbing for washing machine, open fronted cupboard and doors to WC and rear garden.

WC: Low level WC.

From the inner hallway stairs to first floor.

FIRST FLOOR

LANDING: Radiator, exposed beam and large linen cupboard.

DRAWING ROOM: 27'2" x 13'1" (narrowing to 9'9") This is a particular feature of the house featuring an open fireplace, three sash windows to front aspect, fireside alcove, coved ceiling, internal stain glass window, wall light points and three radiators.

BEDROOM 2: 14' x 10'10" Built-in wardrobe, coved ceiling and window overlooking the rear garden.

SHOWER ROOM: Large shower cubicle, low level WC, pedestal wash hand basin, radiator and window to rear aspect.

From the first floor landing stairs rise to the second floor with a step and archway to an inner landing.

SECOND FLOOR

BEDROOM 1: 14' x 13'1" Two large fireside alcoves and sash window to front aspect.

BEDROOM 3: 15' x 10'8" A generous double bedroom with sash window to front aspect.

BEDROOM 4: 11'10" x 10'3" A light and airy room with dual aspect windows, exposed floorboards, book shelf and exposed ceiling timber.

SHOWER ROOM: Large shower cubicle, pedestal wash hand basin, low level WC, tiled to splash prone areas, exposed floorboards, window to rear aspect and shaver point.

OUTSIDE

The rear garden is arranged on two levels with the first section ideal for alfresco dining fronted by a natural stone wall incorporating a stone seat. Steps rise to the main body of the garden being of a good size and enclosed by mature shrubs and trees.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: E

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

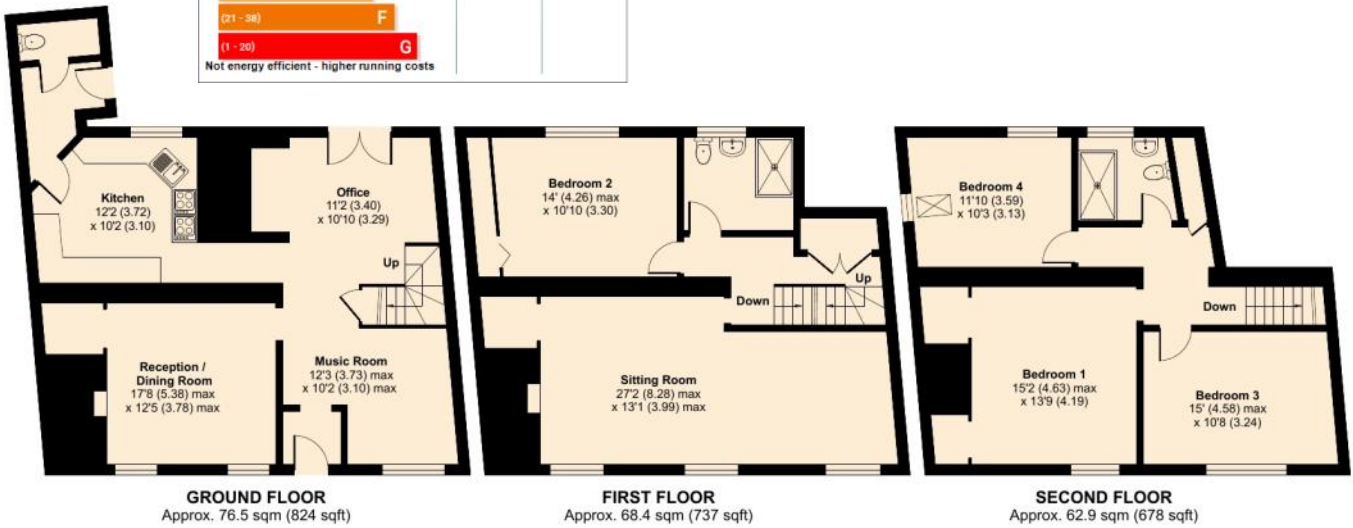
Important notice: Hambleton Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.



Mill Street, Wincanton, Somerset, BA9

Approximate Area = 2239 sq ft / 208 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hambleton Estate Agents. REF: 1347897





HAMBLETON

ESTATE AGENTS



Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

