



Symonds
& Sampson

The Old Mill House

47 North Street, Crewkerne, Somerset

The Old Mill House

47 North Street
Crewkerne
Somerset TA18 7AX

A substantial family home offering versatile accommodation, generous gardens, ample parking, a double garage, and conveniently situated within walking distance of the town centre.



- Detached Victorian residence
- Recently refurbished throughout
 - Five bedrooms and study
 - Bespoke handmade kitchen
 - Spacious living areas
 - Double garage and parking
 - Mature gardens with fruit trees
 - Countryside views beyond

Guide Price **£650,000**

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

The Old Mill House is an impressive Victorian residence occupying a prominent position on the edge of Crewkerne. Constructed of attractive Ham stone beneath a slate roof, the property has undergone a comprehensive programme of refurbishment in recent years, creating a superb family home that successfully combines period character with contemporary living.

Believed to have been built in the late nineteenth century as the residence for the manager of the neighbouring flax mill, the property enjoys an interesting local history and occupies grounds which were once used as bleaching fields for the mill's fabric production.

THE PROPERTY

The accommodation is beautifully presented throughout and retains many features synonymous with its Victorian origins, including high ceilings, original joinery and generous room proportions.

The heart of the home is the stunning open-plan kitchen, dining and family space, thoughtfully redesigned to create a sociable environment perfectly suited to modern family life. Installed in 2022, the bespoke handmade kitchen has been crafted from pine and tulip wood and incorporates an extensive range of storage, a central island with breakfast bar, twin Neff ovens and Zanussi induction hob. Underfloor heating provides additional comfort, whilst bi-folding doors open directly onto the terrace and gardens beyond.

The principal reception rooms provide excellent flexibility, including an elegant sitting room featuring a multi-fuel stove and a further reception room currently utilised as a snug. The entrance hall leads through to a practical boot room with original flagstone flooring, bespoke fitted cabinetry installed in 2024, plumbing for laundry appliances and a handcrafted hardwood door installed in 2023.

The first floor offers three generous bedrooms, a study and family bathroom together with a separate shower room. The study was formerly a bathroom and

retains some plumbing connections, offering potential for future reconfiguration if desired.

The second floor provides further versatile accommodation including a substantial double bedroom, shower room, study/games area and extensive eaves storage running the full width of the house, making it particularly well suited to older children, guests or home working.

OUTSIDE

The property is approached via a gravelled driveway providing ample off-road parking together with access to the double garage, which benefits from power, lighting and an electric door installed in 2023.

The gardens are a particular feature of the property and provide a wonderful setting for both family life and entertaining. Adjoining the house is a paved and gravelled terrace ideal for outdoor dining, beyond which are extensive lawns interspersed with mature planting, specimen trees and well-stocked borders.

A mature Ash tree, believed to be approximately 70 to 80 years old, forms a striking focal point within the garden and was professionally inspected in 2024, being confirmed as healthy and free from signs of dieback. At the lower end of the garden are productive fruit trees including apple, pear, quince and plum, together with raspberry canes and an ornamental pond supporting a variety of wildlife including newts and goldfish.

The gardens extend to a small sunken area where remnants of a historic well can still be found, believed to have once supplied water from the nearby mill stream.

SITUATION

Crewkerne is a pretty and friendly market town. It's predominantly neo-Georgian and Victorian town centre streets offer a range of high street stores, including a Waitrose supermarket and many independent retailers, a range of local pubs, cafés, a large indoor swimming pool and a gym complex. The town has several schools covering all age groups. Crewkerne is well served in terms of

public services with its own small hospital, GP surgeries and dentists. Mainline railway station (London Waterloo – Exeter), whose nearest stops include the larger town of Yeovil and the historic Abbey town of Sherborne. To the west, the line heads down towards the Dorset coast. The Jurassic Coast World Heritage Site, including the famous seaside town of Lyme Regis, lies about 30 minutes away.

DIRECTIONS

[What3words:///tequila.photos.masterpiece](https://www.what3words.com/tequila.photos.masterpiece)

SERVICES

Mains water, electricity and drainage are connected.
Gas central heating and a multi fuel fire.

Broadband

Standard, superfast and ultra fast broadband is available.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#>

Mobile Phone

There is mobile phone coverage in the area please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

LOCAL AUTHORITY

Somerset Council - www.somerset.gov.uk
Council Tax Band E

MATERIAL INFORMATION

At the time of launching the property to the market the photographs were taken in July 2025 and June 2026 © Symonds & Sampson.



North Street, Crewkerne

Approximate Area = 2262 sq ft / 210.1 sq m

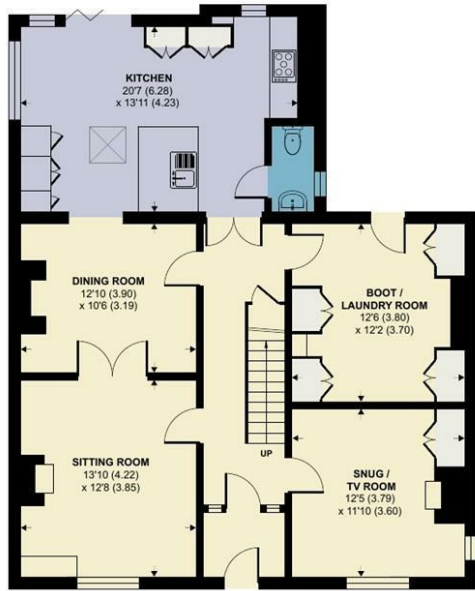
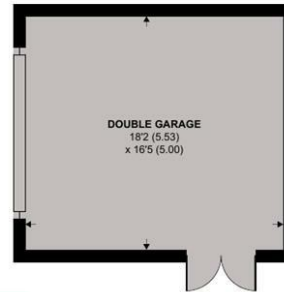
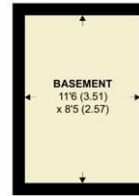
Limited Use Area(s) = 174 sq ft / 16.2 sq m

Garage = 298 sq ft / 27.7 sq m

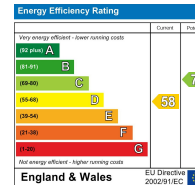
Total = 2734 sq ft / 254 sq m

For identification only - Not to scale

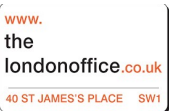
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1476991



BEA/ME/3840/15.6.26



01308 863100

beamster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hoghill Street,
Beaminster, Dorset DT8 3AA



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.