



Iron Mill Iron Mill Lane, Frome, BA11 2NR  
£1,200,000





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Frome, BA11 2NR

- Four Bedrooms
- Games room / Store room
- River Frontage
- Garden
- Open Plan Reception
- Converted Water Mill
- Paddock and Views
- Hydropower Potential

Iron Mill is a superb detached stone mill building which was converted into a unique family home in the 1980s. The current owners have done a superb job modernising and renovating this beautiful property to bring it to market in its current condition. Stone steps lead up to the upper middle floor and into the spacious open plan living space which benefits from windows and double doors opening out onto the terrace with leat flowing below; steps link the terrace to the garden. The new high spec kitchen is located off this super room with pleasant views from its triple aspect. A cloakroom, and utility complete the accommodation on this floor. A wide central staircase leads to the first floor landing. The master bedroom is a super room, once again with a wonderful triple aspect and with a spacious private bathroom and dressing room. There are three further double bedrooms and a family bathroom. The ground level of Iron Mill has a large games room /store room, which also has an ensuite shower room and leads to a double garage with plenty of further storage with doors opening out to the cobble parking area. The water mill is at the far end, the leat feeds the water wheel pit and flows under the lane to the tail race in the neighbouring land re-joining the River Frome a little further along.

## Outside

This idyllic spot is wonderful for wildlife with otters, kingfishers, egrets, herons and of course ducks! The river is wonderful in summer for paddling and swimming but obviously deeper in the winter months. From the west facing balcony steps lead down to the garden which runs alongside the leat. There is also a wonderful triangular island paddock between the leat and the river currently grazed by the neighbours sheep; the perfect lawnmowers. The Iron Mill also benefits from riparian rights along your own stretch of the river and leat. There are also glorious walks in the immediate area with the Orchard Leigh Estate situated just up the hill. All in all, 1.7 acres of pastor





Directions





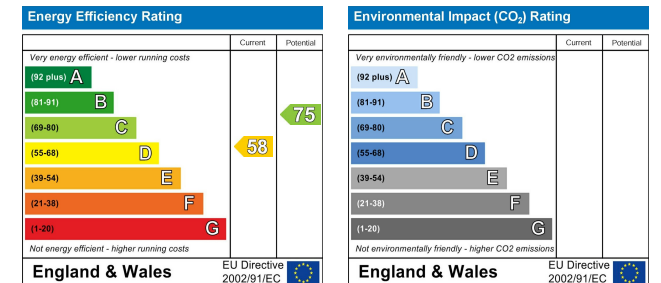
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Rivendell Estates Office on 01373 488 688 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Rivendell Estates Frome Business Park, Manor Road, Somerset, BA11 4FN  
Tel: 01373 488 688 Email: info@rivendell-estates.co.uk rivendell-estates.co.uk