

## 17 Mill Race, Abbots Mere

£325,000

A charming brick and flint cottage with a climbing rose around the door, on the lane to the old mill.



BEDROOMS  
2

BATHROOMS  
1

RECEPTIONS  
2

TYPE  
Cottage

TENURE  
Freehold

EPC  
E

### About this property

17 Mill Race stands on the lane that takes its name from the channel that once drove the Abbots Mere mill. The cottage is brick and flint under a clay tile roof, with white-painted window frames, a climbing rose around the front door and a small cottage garden behind the path - every bit the picture the address suggests.

Inside, the kitchen and breakfast room is the heart of the house, with a brick fireplace housing a log burner, low beamed ceilings, warm cream walls and a painted timber kitchen around a range cooker. A sitting room and a snug complete the ground floor. Upstairs are two double bedrooms, both beamed, the principal with its own brick fireplace and stove, served by a bathroom with a shower over the bath.

Outside, the garden wraps around the cottage in lawns, rose beds and box-edged borders, with a paved path to the gravelled side approach and a timber store beyond. Heating is oil-fired, with the boiler replaced in 2022. The green and the Lamb and Flag are a five-minute walk, and the cottage falls within the Abbots Mere conservation area.

### Key facts

- Council tax band C
- EPC rating E
- Oil-fired central heating, boiler fitted 2022
- Log burners to kitchen and principal bedroom
- Within the Abbots Mere conservation area
- Five-minute walk to the village green

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## Gallery

