

Myddelton&Major

The Old Brewery, Water Street

MERE

BA12 6DY



















The Main House

The house was restored by Robin Yapp during the 1970s and in the process the three original cottages were amalgamated into a single dwelling, today it is one of the most recognizable properties in the center of Mere and boasts over 4,000sqft.

Upon entering the house, you are immediately met by a welcoming open plan kitchen complete with quarry tiled flooring throughout and plenty of above and below storage cupboards. Just off the kitchen, there is a library/study, a spacious separate utilities room and pantry/wine store.

Moving through the house you are greeted by the first of the two main reception rooms, the first currently is laid out as an open plan dining room/snug living room featuring flagstone flooring and timber beams, a woodburning stove and French doors that lead into the garden. It is a very pleasant room that gets the sunlight throughout the day and afternoon due to its south westerly aspect.

To join the two original houses, a link was built by Robin Yapp during the refurbishment which houses a downstairs cloakroom and the stairs to the first floor. This link also provides access to the second of the two reception rooms. The second of the two reception rooms is very welcoming, comfortable and is filled with an abundance of natural sunlight as a benefit of the sliding doors along the south face of the house.

“The grotto” is also accessed at ground level via the conservatory, it is a very unique room which features a plunge pool that is chilled by the natural spring underneath. It was historically used to keep the milk churns cool prior to transportation.

The upstairs accommodation features 5 bedrooms, 4 of which are doubles. The main bedroom is a delightful room that looks out over the garden, has vaulted ceilings with exposed timber beams. The principal bedroom is complimented by a spacious en-suite which features a walk-in shower. To complete the first floor accommodation, there is a large main family bathroom which can be found at the end of the hallway. Also at first floor level is the office, it was previously connected to the main house when Robin Yapp owned the wine business. The historical connection to the main house could easily be reinstated. A sizeable loft room can also be found via a staircase tucked away just off the landing, it's a flexible space that could be used for storage or as a child's games room.

The Garden

The garden to the main house are laid mainly to lawn but also feature a paved terrace mature chestnut trees. The boundaries are marked with a stone wall and hedgerow. The garden has been designed in compartments and there is also further area with mature trees and shrubs as well as a babbling brook of which one bank comes with the house. A vehicular gate leads to the lane.



Ground Floor

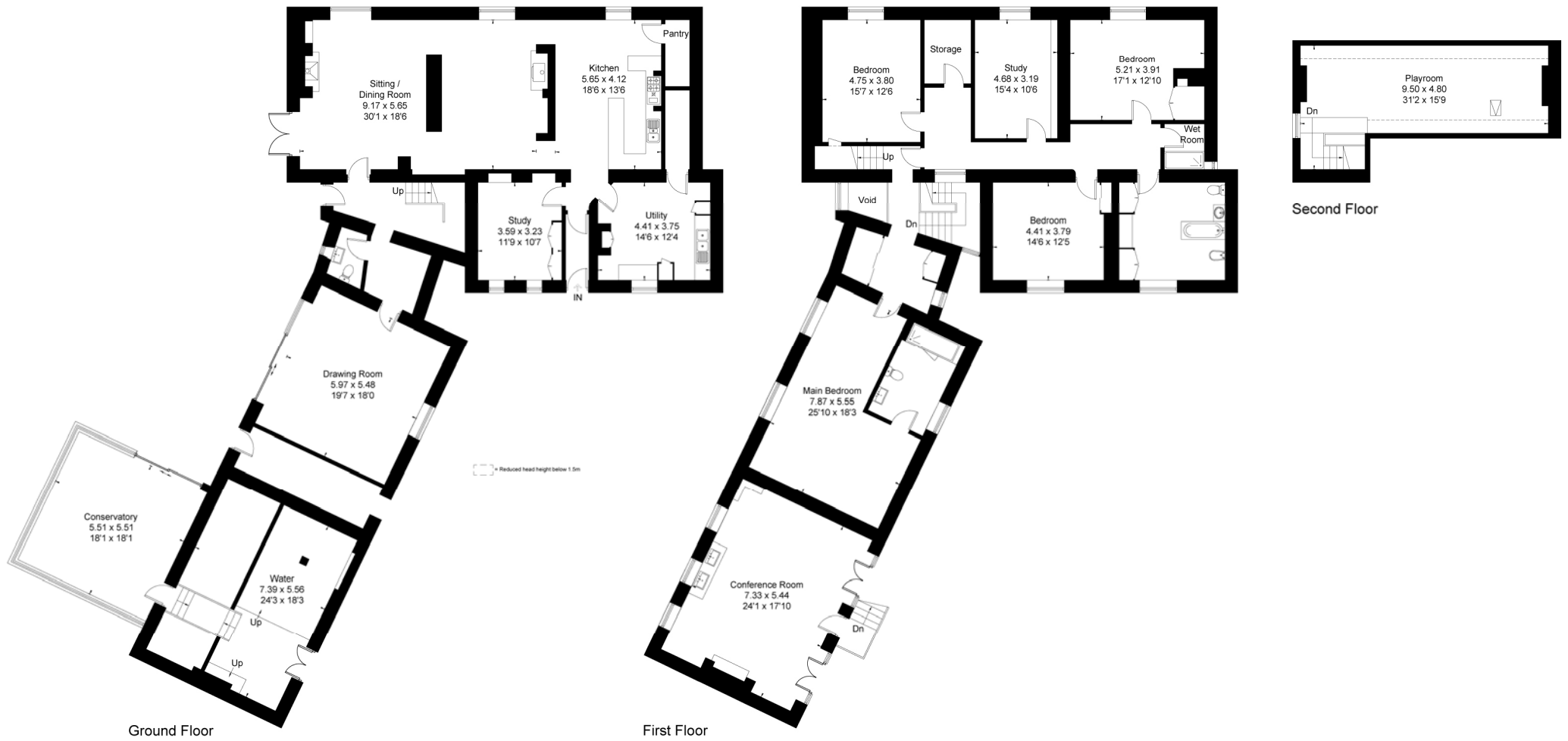


First Floor



The Old Brewery, Water Street, Mere, Wiltshire, BA12 6DY

Approximate Floor Area = 415.1 sq m / 4468 sq ft
Outbuilding = 117.4 sq m / 1264 sq ft
Total = 532.5 sq m / 5732 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96712



Planning

The property has been used for over 50 years as a wine merchants depot, offices and retail shop with residential house and gardens

Tenure

Freehold held under Title Numbers WT223833 and WT267557.

Price

Offers in the region of £1,250,000.

Viewing

Strictly by appointment only, please contact:-

Philip Holford
07909 555 777
philipholford@myddeltonmajor.co.uk

Dean Speer
07831 216423
deanspeer@myddeltonmajor.co.uk

To view the property video, scan the QR code below:-



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