



GRADE II LISTED MILL HOUSE WITH RIVER FRONTAGE

THE MILL HOUSE, 32 MILL LANE
LINTON, CAMBRIDGE CB21 4JY

Freehold

savills



GRADE II LISTED MILL HOUSE WITH RIVER FRONTAGE, BARN & STABLES FOR CONVERSION

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Large Grade II listed house ♦ Riverside frontage ♦ Timber
framed barn and stables with consent ♦ Attractive gardens ♦
Secluded and private position ♦ EPC rating = Listed Building

Situation

• Linton is a popular, thriving village with excellent everyday facilities including a baker, recently established butcher, general stores, a number of pubs, Indian restaurant and a newsagent/post office. There is also a primary school and the well regarded Linton Village College which has a leisure centre.

• The medieval market town of Saffron Walden is 6 miles away and has a wider range of shopping and recreational facilities and, just outside, Audley End railway station which offers frequent services to London Liverpool Street and Cambridge.

• The university city of Cambridge is 10.6 miles to the north west with comprehensive shopping recreational and cultural facilities.

• There are independent schools in Saffron Walden and a full range of renowned schools for all ages in Cambridge.

• For the commuter the A1307 leads west to the A11 at Fourwentways which leads north to the A14 and south to the M11 (Junction 9a), the M25, Stansted Airport and London. Whittlesford station is 8.6 miles away and also serves Cambridge and London on the Liverpool St line

(all distances and travel times are approximate)

Description

The Mill House is a fine Grade II listed former mill house with origins dating back to the 18th century. It is situated alongside the former mill complex (now converted into a number of separate dwellings) in a secluded part of this popular well connected village on the river Cam. The original house was much altered in the 19th century and now has characterful accommodation arranged over two floors extending to approximately 4,239 sq ft plus a cellar beneath part of the ground floor.

The current owners have obtained planning consent to convert the adjacent barn and former stables into two separate dwellings and further details about the approved plans can be obtained either from the South Cambs planning portal or via the vendors' sole agents.



At the current time the adjacent barn is attached by a linking stairwell which leads to a first floor billiards room with an oriel window overlooking the gardens. The Mill House itself requires modernisation and improvement but offers a superb opportunity to create a stunning period house with characterful period details with a large garden and river frontage to the Cam.

There are five bedrooms with three bathrooms at first floor level, two main reception rooms, an Aga kitchen and further kitchen/breakfast room and study.

Approached via Mill Lane the Mill House has a paved parking area to the front of the barn providing space for parking a number of cars. The former stables are opposite the barn and an enclosed area of garden together with a large detached outbuilding shown in the attached floor plan as "The Old Barn". The majority of the grounds are to the rear of the house and barn and feature the former Mill Race, now a sunken lawn which leads up to where the mill wheel would have been when the mill was operating. The gardens feature many mature trees, a vegetable garden, a former ice house building and lead down to the sluice gates on the Cam which are separately listed Grade II.

In all this unique property has to be viewed to be appreciated and could be a fine large village house with lovely gardens and useful outbuildings or sub-divided into three properties by implementing the current planning consent.

The approved plans can be found on the South Cambs planning portal. The main applications are:
S/1217/18/FL, S1217/18/LB, S/1036/18/LB

Tenure:

Freehold

Local Authority:

South Cambridgeshire District Council

Outgoings:

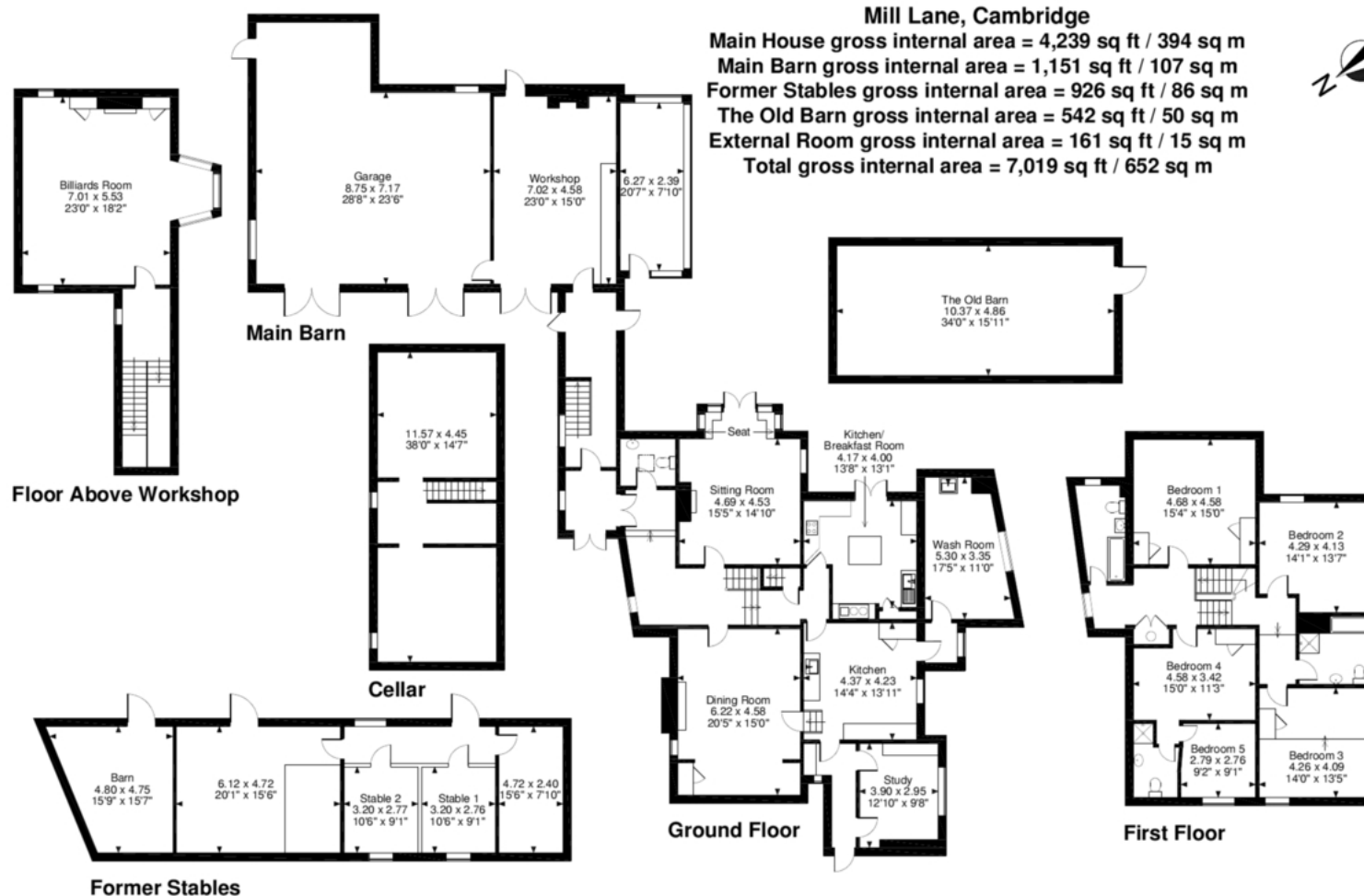
Council Tax: Band G

Viewing:

Strictly by appointment with Savills







FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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