



## GRADE II LISTED CONVERTED WINDMILL WITH PANORAMIC VIEWS

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THE SMOCK TOWER MILL  
MILL HILL, SWAFFHAM PRIOR, CAMBRIDGE CB25 0JZ

Freehold

savills







## GRADE II LISTED CONVERTED WINDMILL WITH PANORAMIC VIEWS AND VERSATILE ACCOMMODATION

THE SMOCK TOWER MILL MILL HILL, SWAFFHAM  
PRIOR, CAMBRIDGE CB25 0JZ

**Freehold**

Dining hall ♦ Kitchen/breakfast room ♦ Sitting room ♦ 2  
ground floor bedrooms and bathroom ♦ 2 further bedrooms  
♦ Double garage ♦ Garden ♦ EPC rating = Listed Building

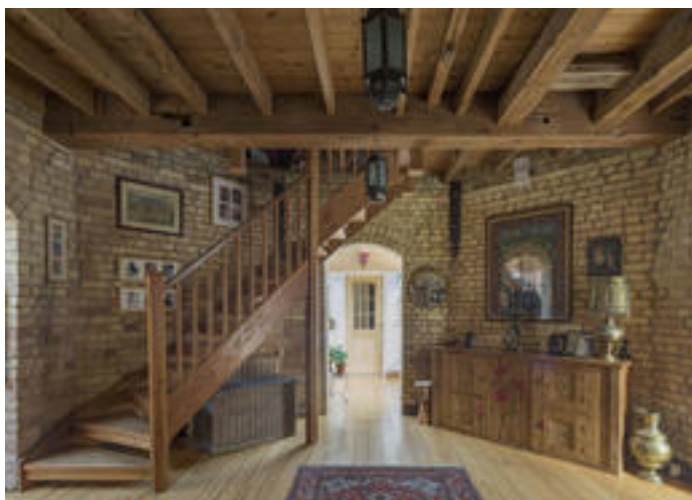
### Situation

- Many attractive period properties and the village is well known for its neighbouring churches with interesting towers, once serving separate parishes despite their close proximity to each other.
- Local facilities including The Red Lion public house, village hall, and primary school.
- More comprehensive facilities are located in the nearby villages of Swaffham Bulbeck and Burwell.
- The University City of Cambridge is about 8 miles to the south west where there is excellent schooling, shopping and a diverse range of recreational facilities.
- Newmarket, the home of English racing, is just over 6 miles to the East.
- For the commuter there is access onto the A14 at Stow cum Quy (about 6 miles) together with connections to the A11/M11 and Stansted Airport. There are mainline rail stations at Newmarket, Whittlesford, Waterbeach and Cambridge – serving either London's Liverpool Street and/or Kings Cross Stations.

### Description

The Smock Tower Mill is a fascinating example of a former windmill - unusually one of two mills in the same village. Understood to have last been in working order in the 1920's, the listing description suggests that it dates from the early 19th Century with vertical timber framed and weather-boarded elevations on a brick plinth all beneath a domed metal cap (which has been replaced in more recent years).

Having undergone a considerable restoration and conversion programme, the property now has three lozenge shaped weather-boarded and tiled octagonal "pods" with glazed links which connect them to the original structure.



Listed Grade II as being of historical and architectural interest, the sails have been replaced (but are not now operational although they can still be “turned” annually as required) and the fantail is accessible from the upper floor.

The accommodation - including the pods - is principally on the ground floor and one of the large cog wheels has been cut in two to create the semi-circular steps to the front door. The reception/dining hall is a spectacular space with stairs to the first floor reception room/bedroom 3 with substantial exposed ceiling timbers, wooden flooring and step ladder access to the upper floor mezzanine study/studio. Here there are four small windows and a loft trap to an upper area in turn providing access to the platform (and panoramic views).

To the right of the reception hall is the kitchen/breakfast room fitted with a range of cupboards and drawers, fitted dishwasher, space for a fridge/freezer and range style cooker and door to the rear garden.

Beyond is the sitting room which overlooks the larger part of the garden with two sets of French doors, and triple aspect windows. The left hand “pod” comprises a utility room with plumbing for washing machine, cloakroom and door to the double garage/workshop.

To the rear of the hall are two bedrooms - the larger having a walk-in wardrobe with French doors to the garden and a family bathroom with an oval bath and separate shower.

Outside, there is an “in-and-out” drive and grassed area to the front with some hedging along the front boundary. To the rear is a delightful courtyard garden with a paved terrace, gravel and ornamental planting. The majority of the garden is to the far side mainly laid to lawn with, we understand, a wild flower area. Within the garden is a Summer House and a hot tub (near the bedroom “wing”).

**Tenure:**

Freehold

**Local Authority:**

East Cambridgeshire District Council

**Outgoings:**

Council Tax: Band G

**Viewing:**

Strictly by appointment with Savills







## The Smock Tower Mill, Mill Hill

Gross internal area (approx.)

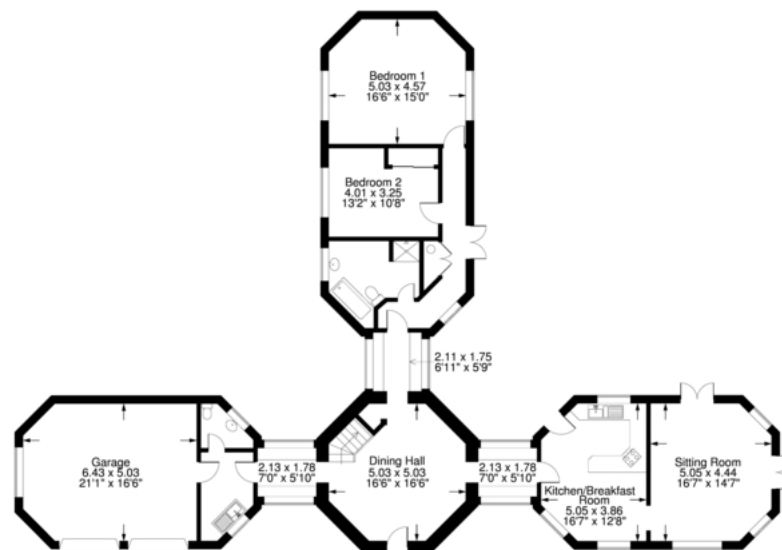
Total = 210 sq m (2258 sq ft)

Main House = 179 sq m (1928 sq ft)

Garage = 31 sq m (330 sq ft)

For identification purpose only. Not to scale.

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Ground Floor



First Floor



Second Floor



Third Floor