

BULFORD MILL

CRESSING, ESSEX



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A beautifully converted water mill with extensive river frontage, woodland and marshland in nearly 5 acres

- Formal and informal reception areas
- Dining/sitting area
- Music /sitting room
- Study
- Kitchen/breakfast room
- 6 bedrooms (1 en suite)
- Shower room
- Utility room
- Cellars
- Former coach house
- Woodland and marshland
- River frontage and fishing rights

About 4.8 Acres

Cressing Station 0.25 miles (London Liverpool Street via Witham 56 minutes), Braintree 4 miles (access A120), Witham 5.8 miles (access A12 at Witham), Coggeshall 7 miles, Chelmsford 12 miles

SITUATION

Bulford Mill is situated on the River Brain in the attractive Brain Valley between the villages of Cressing and Black Notley, to the south of Braintree. Braintree provides local shopping, recreational and educational facilities including the Freeport Shopping Centre. More extensive facilities can be found in the nearby towns of Witham and Chelmsford. For the commuter, Cressing Station lies within walking distance, connecting to the main line to London Liverpool Street at Witham. There is also access onto the A12 at Witham.





DESCRIPTION

Bulford Mill is situated at the bottom of a winding country lane and is listed of being of Architectural or Historical Interest Grade II. Constructed of red brick on a part-timber frame and part-weather boarded under a slate roof, the water mill is believed to date from the 19th century and provides accommodation on four floors with cellars below. The Mill has been the subject of an extensive and sympathetic restoration and conversion project by both the present and previous owners, achieving Environmental Heritage Awards in 1993 and 1995. Each of the five storeys is very different from the others, with original mill features sub-dividing large open-plan areas into smaller, cosier spaces. On the lower ground floor are storage areas and on the upper ground and first floors the reception rooms, kitchen and study. On the second floor is the bedroom accommodation, the design of this floor following the layout as it was in the 1820s when it was used as a bin floor, so called because the floor was divided by timber panelled walls into huge bins where grain and corn were stored until needed. On the third floor is a beautiful music/sitting room with views over the surroundings. Windows overlook the rolling Essex countryside, water meadows and wildlife-rich marshes and river channels, that have remain unchanged for centuries.

ACCOMMODATION

LOWER GROUND FLOOR

Accessed via a trap door with a wooden staircase from the upper ground floor or from the lane on the ground floor level. This area is presently used for storage and is divided into various rooms including the turbine room, boiler and pump room.

UPPER GROUND FLOOR

Timber steps from the courtyard area lead up to the upper ground floor level and reception hall leading into the reception area, an open-plan area with original features including three large mill stones, oak-standing posts, tuns and a timber feed chute sub-dividing this area into smaller, cosier spaces. A seating area surrounds the wood burner and there are whitewashed brickwork walls, wide elm floorboards and plasterwork with an original mill ladder giving access to the first floor and overlooking the river to the rear. To one side is the former miller's office, having a Victorian high desk and whitewashed walls.

FIRST FLOOR

The main staircase continues from the reception hall to the first floor with an informal reception/family area, the main part of which

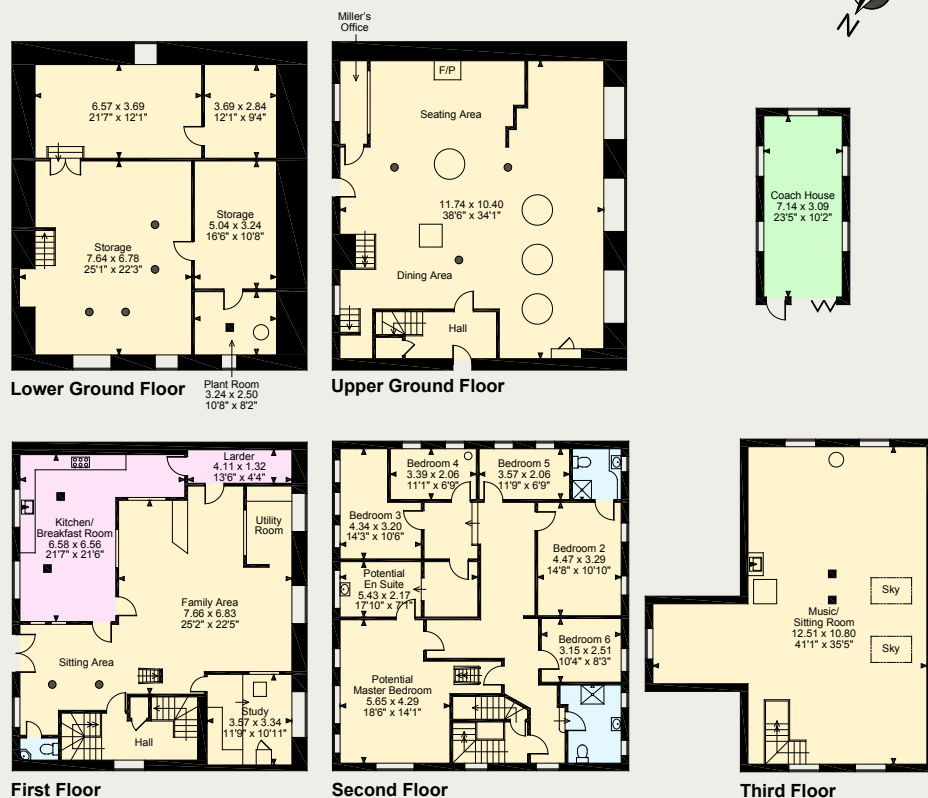
FLOORPLANS

Main House gross internal area = 6,455 sq ft / 599 sq m

Coach House gross internal area = 237 sq ft / 22 sq m

Total gross internal area = 6,692 sq ft / 621 sq m

For identification purpose only. Not to scale.



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

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is open plan with mill machinery, including a 6ft diameter free-standing wheel with iron spokes and two lay shafts set into the ceiling with matching smaller wheels. To one side is a sitting area off which is a cloakroom and adjacent is the kitchen/breakfast room with a range of floor and wall cupboards incorporating a Rangemaster, spotlights set into the bottom of the protruding bin hoppers and original beams straddle the kitchen area. From the open reception area a door leads to the study with a range of book and CD shelving along two walls with a window seat overlooking the river.

SECOND FLOOR

The main staircase continues to the second floor and inner landing having extensive exposed vertical beams with hand-finished plaster inserts and extensive cladding secured by hand-made nails. All the bedrooms on this floor were created from the original bin stores and have, exposed beams and 'Victorian' radiators, the majority also having vaulted ceilings. There is one bedroom with an en suite shower room, five further bedrooms (one presently used as a study), and an additional family shower room.

THIRD FLOOR

From the landing the staircase continues to the music/sitting room, a beautiful, spacious and practical room with views over the surrounding countryside, providing an additional sitting room and entertaining area. Bespoke oak shelving fits between the ceiling and wall beams and to one

side of the room the lucum remains (originally used to hoist grain inside of the building).

OUTSIDE

The Mill is approached through wrought-iron gates over a shingle drive which provides parking, giving access to the "cottage" garden and river terrace to the rear with two seated sitting areas overlooking the mill race. The river stretches westwards flanked by nearly five acres of marsh and woodland, an ancient site, rich in wildlife. A natural marshy space between The Mill channel and the old river behind The Mill is home to a fine crop of cricket bat willows alongside alders, oaks and blackthorn. Covering the floor of this enchanting woodland area are a number of wild flowers and there is an abundance of wildlife.

GENERAL INFORMATION

POSTCODE CM77 8NS

SERVICES Mains water, gas and electricity. Private drainage. Gas-fired heating.

VIEWING Strictly by prior appointment with the sole agents Savills.

DIRECTIONS

From Witham take the B1018 towards Braintree, passing Cressing Temple. On reaching the village of Cressing, turn left into Mill Lane. After about 0.5 of a mile turn left into Bulford Mill Lane (signposted The Station and Black Notley), cross over the railway line and Bulford Mill will be found on the right-hand side in the bottom of the valley.

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