



# A charming listed former Mill House

Heybridge Mill House, Anchor Lane, Heybridge, Maldon, Essex







The very best of both worlds • Idyllic situation at the heart of civilisation • Private gardens, grounds and moorings  
Elegant period proportions • 5 bedrooms • 2 bathrooms  
3 reception rooms • Consent to convert Brewhouse  
In all about 1.85 acres

Maldon 1 mile  
Hatfield Peverel 6 miles  
(Liverpool Street from 43 minutes)  
A12 (Junction 20b) 5 miles  
Chelmsford 12 miles  
(Liverpool Street from 34 minutes)  
M25 (Junction 28) 24 miles  
Central London 50 miles

The Mill House is situated on the outskirts of Maldon in the village of Heybridge and in a delightful riverside setting. There is direct access from the property to the Chelmer and Blackwater Navigation, which enters the River Blackwater at nearby Heybridge Basin with its popular marina and a number of sailing clubs. The village has a small shopping centre with a post office, while nearby Maldon town has a busy High Street and several large edge of town supermarkets. The area offers a range of state and private schooling including Maldon Court Preparatory School, The Plume Academy, Elm Green School at Little Baddow as well as Colchester Royal and Colchester County grammar schools. The property also lies within the priority catchment area for King Edward VI (boys) and Chelmsford County (girls) grammar schools in nearby Chelmsford. Witham, Hatfield Peverel and Chelmsford all have stations on the main line into London Liverpool Street and access on to the A12.

The Mill House is Grade II Listed and occupies an idyllic location bordered on two sides by the Chelmer and Blackwater Navigation and the mill pond and mill race and its remarkable position combines the pleasure of living within a tranquil river setting with easy access to shopping opportunities and travel links. The original mill lay astride the mill race and was demolished in 1955, but the Mill House (which dates back to the late 18th century) has been the subject of a number of key improvements by the present owners since they bought the house in 2011. These include the installation of a new private sewerage system, upgrading the central heating system and boiler, sheep's wool insulation, treating the timber frame and re-rendering the south and east elevations with new lime render.

The interior provides a comfortable and spacious living space, with a particularly well-proportioned drawing room and a number of charming bedrooms with attractive outlooks over the gardens and grounds onto the water. The owners have also secured planning permission and listed building consent to convert the wing projecting to the west (incorporating the brew house) into additional living accommodation (see plans on page 6).





The house stands in well-established gardens and is screened from its surroundings by mature trees and shrubs. A five bar gate opens on to a gravelled driveway leading up to the house, with a turning circle and ample parking space by the front door. A lawn edged by flower beds stretches away from the drive and along a riverside walk while an area of terracing leads to the former brewhouse and dovecote. The brewhouse has a garden machinery store and log store at one end and a covered way leads from the studio at its north side to the kitchen door, where there is a garden furniture store and other additional sheds.

A level area of lawn to the north of the house provides more informal gardens with fruit bearing trees and a number of beds renewed in 2017 using plants from the Beth Chatto collection and designed to be low maintenance, with weed control matting overlaid with gravel. An additional strip of land to the south of the mill pond and mill race has been planted with a deep belt of trees including weeping willow and ash.

The section of canal (known as the 'Leat') to the south west of the house is owned and maintained by the canal company but the owners of the Mill House enjoy exclusive use of it and are allowed to keep a chain with 'private' signs separating it from the main canal. The property also benefits from reduced annual mooring rates and navigation licence fees.

#### **Agent's Note**

The orchard and area around the barn and coach house are subject to a restrictive covenant that requires a percentage of any profits from any new development to be paid to the previous owners on the sale of any new properties built on the designated plot. This does not include development of the existing outbuildings and the covenant expires in April 2021.

#### **Services**

Mains water, electricity and gas. Private drainage.

#### **Directions (from Chelmsford)**

Take the A12 north-eastwards exiting at Hatfield Peverel. Drive over the A12 and at the 'T' Junction with The Street, turn left. At the far end of the village at the mini roundabout turn right onto Maldon Road (B1019) and follow this road until reaching the outskirts of Maldon. At the roundabout bear left signposted to Heybridge and at the second roundabout continue towards Heybridge. At the third roundabout, having passed the Bembridge Hotel, turn round the roundabout and almost back on oneself before taking the last exit left into Anchor Lane. Continue to the end of Anchor Lane and the five bar gate leading to The Mill House will be seen.

#### **Postcode**

CM9 4LS

#### **Viewing**

Strictly by prior appointment with the sole agents Savills.









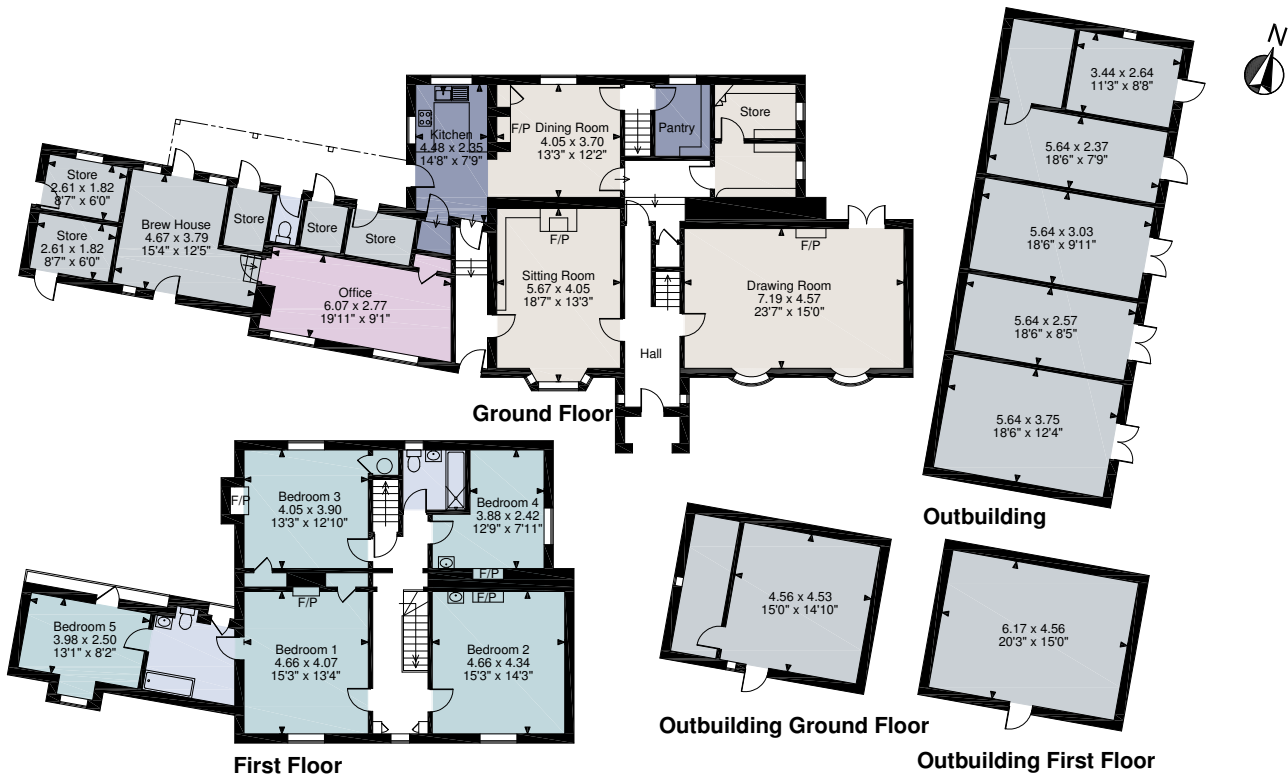
**Anchor Lane, Heybridge, Maldon**  
**Main House gross internal area = 2,602 sq ft / 242 sq m**  
**Office & Brew House gross internal area = 352 sq ft / 33 sq m**  
**Stores gross internal area = 191 sq ft / 18 sq m**  
**Outbuilding gross internal area = 1,512 sq ft / 140 sq m**  
 Quoted Area Excludes 'External W.C.'

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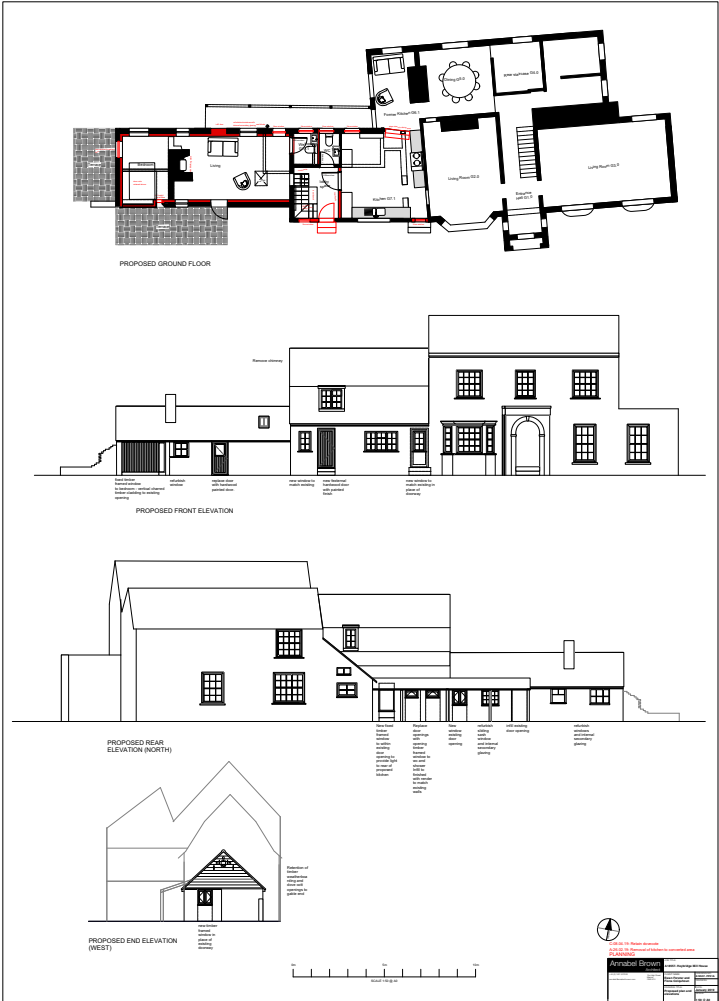
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**notice**

