



Exceptional water mill set on the River Stour

Wiston Mill, Wiston, Nayland, Suffolk

Freehold



Exceptional water mill set on the River Stour in the heart of Constable Country

6 bedrooms • 3 bathrooms (1 en suite) • dressing room • reception hall • drawing room • dining room • study • kitchen • breakfast room • utility room • rear hall • cloakroom

Mill workings room • three extensive floors within the mill • mill cottage • extensive barns • stabling

Mature gardens with river frontage • grazing meadows

About 24 acres

Distances

Nayland 1.3 miles

Colchester 7.1 miles

London's Liverpool Street Station from 50 minutes

Ipswich 17 miles

Situation

Wiston Mill is situated in a quiet rural position set down a private drive that accesses only two properties. The house is positioned in the heart of the Stour Valley, an area that is designated of "Outstanding Natural Beauty" and is renowned as Constable Country, being famous for many of the works of the artist John Constable.

The nearby attractive village of Nayland (1.3 miles) has an active community with facilities including a school, public house, shops, post office, doctor's surgery and a Church of England Church. A wider range of educational and recreational facilities are provided in historic Colchester and Ipswich, which is Suffolk's county town.

There are an excellent range of schools in the area with Littlegarth Preparatory School set just outside Nayland and Holmwood House, Colchester Royal Grammar School and Colchester County High School for Girls. The commuter can take advantage of train services from Colchester to London's Liverpool Street Station, the journey taking from approximately 50 minutes.

Description

Wiston Mill is a particularly fine water mill listed grade II* and is believed to date from the 18th and 19th Century, although there has been a mill on the site since the 16th Century. The Mill house dates from the 16th Century and is constructed around an impressive timber frame with rendered elevations beneath a peg tile and slate roof. The property offers comfortable and spacious accommodation with a wealth of character associated with a property of this kind and stunning views over the river particularly from the drawing room and master bedroom both of which are within the mill building.







The house is Grade II* listed and remarkably elegant with many of the rooms benefitting from exceptional views over the river and the drawing room and master bedroom having doors opening out directly over the mill stream. The sound of the water running past and under the mill is incredibly calming. The Mill house and adjoining mill flow together very well. The original mill building is constructed from timber frame with weatherboard elevations under a pitched slate roof with numerous large attractive sash windows and doors overlooking the mill stream. The mill room has many of the original workings still present.

Mill Cottage, a classic weatherboard and slate miller's cottage is uninhabited but could easily be renovated to provide further separate accommodation. Adjacent to the cottage is River Barn which stands next to the mill race and has been used as a wonderful garden room with a floor above. Garaging is within a pretty timber and tiled barn which incorporates a workshop, behind which is a lean-to tractor shed. The Great Barn is Listed Grade II offering large internal space and a central midstrey with wagon doors, either side of which are stores. A link connects to a further Stable Barn with loose boxes providing ample stabling, and a little way away is a former cattle building known as the Back Barn which offers generous storage and an open fronted cart lodge. All of these buildings offer a

multitude of opportunities. Undoubtedly one of the principal features of Wiston Mill is the frontage to the River Stour. The river passes along the house and beneath the Mill itself and although not functioning, much of the original mill workings are in situ. Beyond the Mill, water still passes down the original mill race before flowing back into the River Stour. The grounds to the north of the house are largely lawns with mature trees and shrubs interspersed, and beyond the drive is a productive kitchen garden. In all the immediate grounds around the house extend to approximately 3 acres. To the south of the river there is an area of trees running towards the weir, which extends eastwards into the grazing meadows which extend away with about half a mile of river frontage. The meadows extend to approximately 21 acres.

Services

- Mains water
- Electricity
- Oil fired central heating
- Private drainage

Postcode

CO6 4LX

Tenure

Freehold with vacant possession.

Viewing

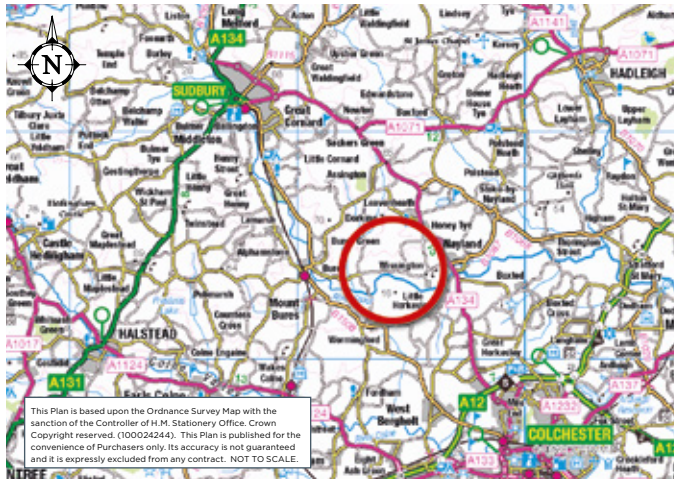
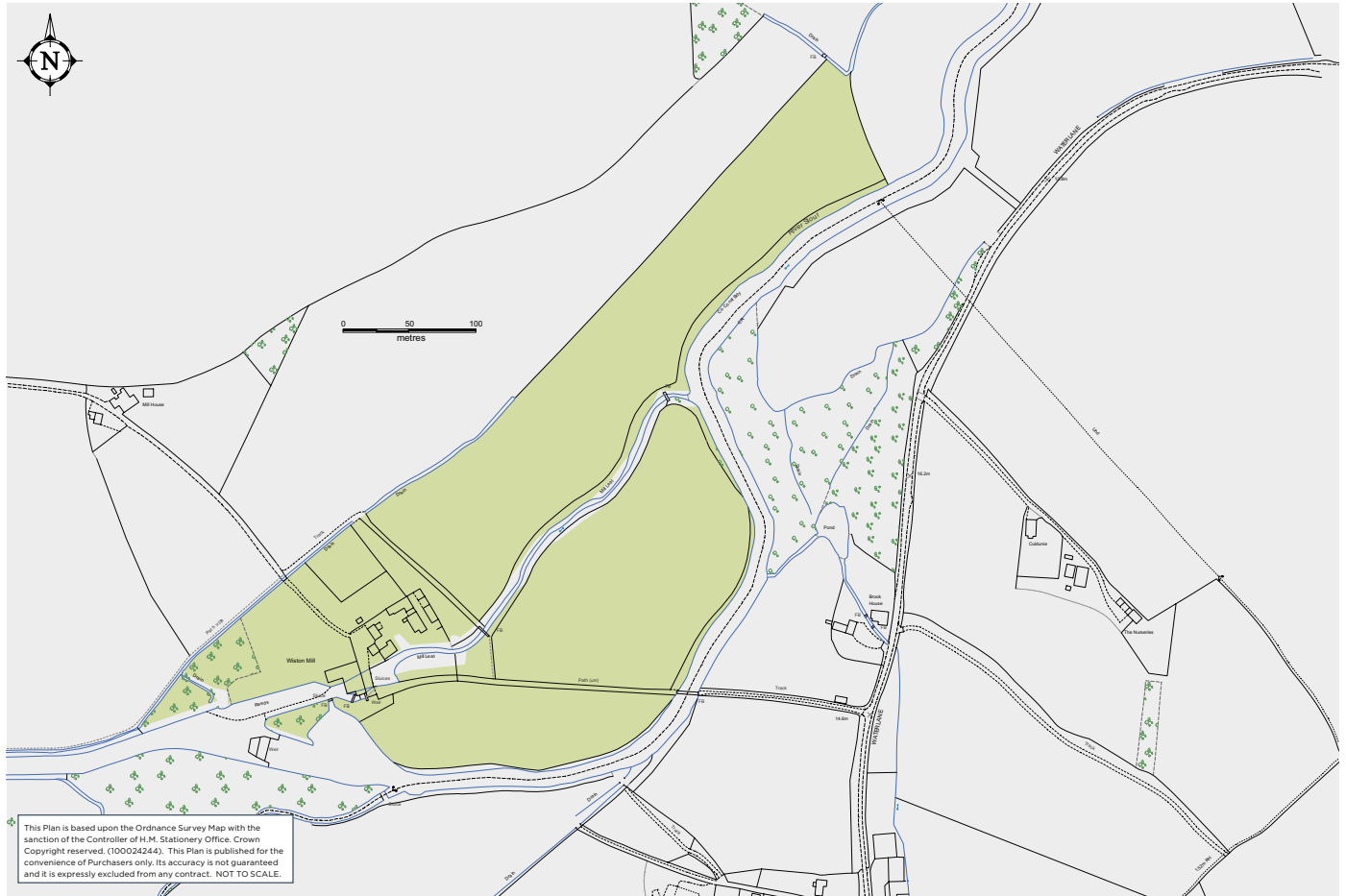
Strictly by appointment with Savills.









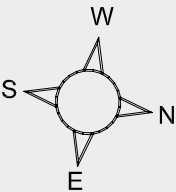


Directions

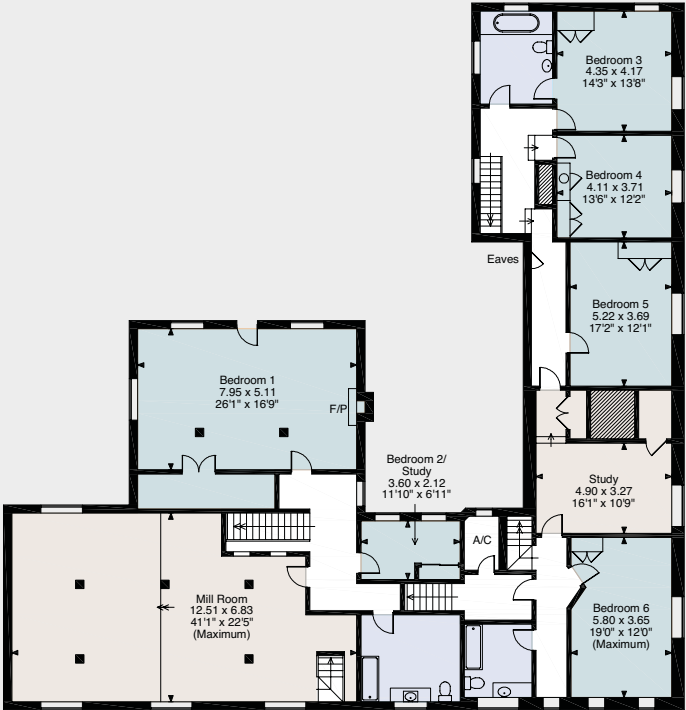
From Colchester, proceed north on the A134 signed to Sudbury. At Nags Corner at Nayland turn left signposted Wissington and proceed out on Wiston Road. The road bends sharp left on to Bures Road and as the road bears sharp right proceed straight on past 'Indoor Tennis' sign for 200 yards to Newton Farm notice.

Turn left there and continue to the end of the private lane. Wiston Mill is the final property you come to.

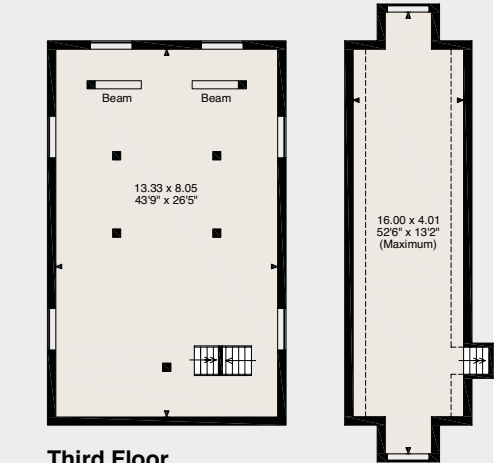
Wiston Mill, Wiston, Nayland, Suffolk
Internal area 10,386 sq ft (965 sq m)
Balcony 37 sq ft (3 sq m)



Ground Floor

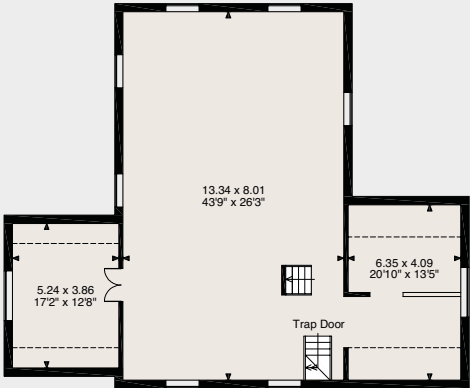


First Floor



Third Floor

Fourth Floor



Mill Second Floor



Wiston Mill, Wiston, Nayland, Suffolk – Outbuildings

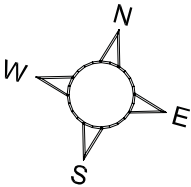
Carport 223 sq ft (21 sq m), **River Barn** 1,655 sq ft (154 sq m)
Mill Cottage 709 sq ft (66 sq m), **Great Barn** 2,883 sq ft (268 sq m)
Back Barn 1,550 sq ft (144 sq m), **Garage Barn** 520 sq ft (48 sq m)
Total 7,540 sq ft (701 sq m)



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