



A BEAUTIFULLY PRESENTED GRADE II LISTED PROPERTY, FORMING THE LARGEST PORTION OF A STONE WATER MILL OF 1770, WHICH WAS CONVERTED IN 1991 INTO FOUR PROPERTIES, SITUATED IN AN ATTRACTIVE SETTING ON THE BANKS OF THE RIVER NENE

THE MILL, MILL LANE, WATER NEWTON, PETERBOROUGH, CAMBRIDGESHIRE, PE8 6LY



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Dining kitchen ♦ Sitting room ♦ Principal bedroom
♦ Guest ensuite bedroom ♦ Two further bedrooms
♦ Family bathroom ♦ Driveway & parking ♦ Garage
♦ Landscaped private garden ♦ Riverside setting

Mileage

Peterborough 7.5 miles (Trains to Cambridge & London Kings Cross from 51 minutes) ♦ Oundle 10 miles ♦ Stamford 14 miles
♦ Huntingdon 18 miles

Situation

The attractive Conservation Village of Water Newton has a collection of largely stone houses and lies close to the River Nene to the west of Peterborough. The village is bypassed by the A1 and is approximately 2 miles north of Alwalton village, which has a pub, post office and village shop. A footbridge over the River Nene, close to The Mill, and public footpath provides an attractive rural walk through fields to the villages of Ailsworth and Castor with their public house restaurants, village shop and facilities. The Georgian market towns of Oundle and Stamford, and the Cathedral City of Peterborough, provide a good range of shopping, services and leisure facilities.

The area is well served by public and state schools. The catchment primary is Elton Church of England Primary, to which there is currently a daily school bus service from the village, whilst Stamford, Peterborough, Oakham, Uppingham and Oundle, all with renowned schools, are accessible. Nene Park and Ruland Water are major regional draws with sailing, sports and leisure clubs. Golf courses are available at Elton Furze, Luffenham Heath and Burghley Park.

The Mill

The partially glazed front door opens into a large Clipsham stone flag floored dining kitchen with exposed stonework walls and a high timber beamed ceiling.



The kitchen is fitted with an oak Shortland suite under granite worktops incorporating an inset sink and integrated appliances, with space for a range cooker. A utility cupboard has plumbing for a washing machine and also houses the central heating boiler. The kitchen, together with the 23' sitting room, occupy the entire ground floor. The flagged sitting room is impressive. Dual-aspect, it has views to the river and French doors to the south facing garden, with partially exposed stone walls and chimney breast, which houses a wood burning stove.

The staircase rises to the first floor accommodation beneath the old granary winches, from which one gets a real sense of the building's past. To the left, a partially galleried landing has been used as a study and dressing area, and accesses the principal bedroom and the well-appointed family bathroom. The principal bedroom is triple aspect and the entire width of the building, with views over the garden and to the river. The bathroom, by Fired Earth, comprises a circular shower cubicle, roll topped bath, WC, and stone sink with vanity on an oak pedestal.

The landing corridor leads past bedrooms two and three, each of which has charm, with either a garden or river view, to a staircase rising to the ensuite guest bedroom. This spacious double bedroom is again full width with wooden flooring, with an Fired Earth ensuite wet room with tiling, WC and vanity wash hand basin with ceramic sink and oak surfaces. A door and staircase rises to a large attic room.

Outside

The Mill has a grassed garden along its frontage, whilst the formal principal garden lies to the south and west of the property. A partially covered stone terrace adjoins the sitting room with a lower lawn with parterre beds and flowering cherry tree. Steps rise to an upper lawn to the south of the house, where a circular paved path leads to a terrace offering views to the river.

The property's private driveway has double wooden gates which give access to the garden, whilst there is additionally parking and the property's private garage across the lane from The Mill.

General Information

Services: Mains water and electricity. Private drainage. LPG gas fired central heating

Local Authority: Huntingdonshire District Council t: 01480 388388. Council Tax Band: E

Fixtures & Fittings: All curtains, light fittings and garden statuary are specifically excluded from the sale, but may be available by separate negotiation.

Energy Performance Certificate: Exempt

Viewings: All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office. T 01780 484696

Date of photography: Spring 2016

Date of particulars: January 2019



The Mill, Mill Lane, Water Newton
Approximate Gross Internal Area
Main House = 231 sq. m / 2488 sq ft
Outbuilding = 18 sq. m / 198 sq ft
Total = 249 sq. m / 2686 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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