



— THE —
FARNINGHAM MILL
ESTATE



*“Listen to the water-mill
Through the livelong day,
How the clicking of its wheel
Wears the hours away!
Languidly the autumn wind,
stirs the forest leaves,
From the field the reapers sing,
Binding up their sheaves”*





History

THE EARLY DAYS

The host of impressive and early houses in and around the villages along the valley are testament to the draw of its beauty down the centuries.

Whilst Farningham Mill was first recorded in the Domesday book in 1070, it is likely that there has been a mill on this site since Saxon times. The picturesque villages of the Darenth Valley have an ancient history. The Roman Villa of Lullingstone is less than a mile upstream and the host of impressive and early houses in and around the villages along the valley are testament to the draw of its beauty down the centuries.

THE MILL & ITS BUILDINGS

The majority of the buildings of Farningham Mill were built by Charles Colyer in the late 18th Century. Times were clearly good in the milling industry and Charles invested heavily in constructing the building that we see today. The old mill house was extended with an impressive bow-fronted addition and the old mill itself was replaced with the wonderful, weather-boarded, four storey mill that forms the centrepiece of the estate today.

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However and above all, the mill was a rural industry. It was a busy place – for more than a thousand years carts carrying sacks of wheat would process down the drive from the High street. The loads would be weighed and counted in The Counting House and would then be winched into the top of the mill, coming out as flour on the ground floor.

All the buildings, now homes, had a part in this process and purpose; the stables, engine house, cart store, carriage shed – the cow shed, the glass house all had functions and tell a story in the history of the mill.

The full story of the life and times of the estate are wonderfully documented in the book, “Farningham and its Mill”, written by Hilary Harding – who has lived at Bridge Cottage, at the end of the drive, for over fifty years.





The Estate

A VISION FOR FARNINGHAM MILL

'Unique' and 'idyllic' are over-used adjectives in property descriptions – at Farningham Mill they truly apply

The charming collection of buildings that comprise the Farningham Mill Estate changed hands for the first time in 250 years when developers, Vision, bought the property in 2010, directly from the Colyer family who had milled corn there for centuries.



The buildings, in their magical setting, bounded by the clear waters of the River Darent and the mill stream, are a much cherished symbol of Farningham village. Untouched since the 18th Century, they stand as a monument to a bygone age and are justifiably listed by English Heritage as an important heritage asset.

However, after the mill ceased grinding corn in 1903, there was no revenue to ensure their upkeep. To restore them and preserve them for future

generations a new use was needed. Vision worked closely with the village, the planners, English Heritage and a host of specialist agencies for over two years, to develop a residential scheme that both preserves the beauty and history of the site and provides a collection of quite exceptional homes in a peerless setting that really has to be seen to be believed.



The Site

Set back from the road and largely on an island formed by the river and the mill stream, the grounds extend to about 3 acres.

Approached through automatic oak gates and down the gravelled drive, the cluster of buildings that form the majority of the houses will become a unique community in the rarest of settings. At night a sensitive and imaginative lighting scheme will create a stunning effect, with The Folly gently up-lit in the background.





HIGH STREET

Key

- | | |
|----------------------------------|----------------------------------|
| 1 <i>The Engine House</i> | 8 <i>The Stables</i> |
| 2 <i>Apartments 1-4 The Mill</i> | 9 <i>The Coach House</i> |
| 3 <i>Colyer House</i> | 10 <i>The Gardeners Cottage</i> |
| 4 <i>Orchard House</i> | 11 <i>Mill Cottages</i> |
| 5 <i>Garage Block</i> | 12 <i>Tollgate Yard Cottages</i> |
| 6 <i>The Counting House</i> | 13 <i>The Glasshouse</i> |
| 7 <i>The Carriage House</i> | |



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The Scheme

1. *The Engine House*

An Edwardian addition to the Mill, now converted to form a stunning three bedroomed house. It has more of a 'loft' feel and has some quite exceptional features, including the converted ice cellars - now a media room and wine store. It has a private lawn to the front and patios front and rear.

2. *Apartments 1-4 The Mill*

Four, spectacular 2 and 3 bedroomed apartments forming the conversion of the magnificent water mill itself. These are quite exceptional properties and are truly beyond compare.

3. *Colyer House*

This is the largest house on the estate. It has four bedrooms and three reception rooms and is classic and elegant with beautifully proportioned accommodation arranged over four floors. It has the benefit of a private riverside garden and a summer house.

4. *Orchard House*

This is the rear portion of the Mill House and the oldest property on the estate, dating from the 17th Century. It is full of wonderful period features, has four bedrooms and a private riverside garden with a summer house converted from a Victorian greenhouse.

5. *Garage Block*

Whilst each unit is sold with allocated parking, five private garages are available separately, each with a home office/loft above.

6. *The Counting House*

This three bedroomed house was originally the mill office - hence its name. It has been sympathetically converted and restored and is now a unique three bedroomed house with a charming private riverside garden and a private garage with a studio/office.

7. *The Carriage House*

A beautifully converted, two bedroomed Georgian Carriage Shed, with a distinctive arched facade. Wonderfully unique and with a riverside patio to the rear.

8. *The Stables*

This quite exceptional and unique three bedroomed house has been converted from the beautifully preserved Georgian Stables. It is full of extraordinary features and is utterly charming.

9. *The Coach House*

The former coach house now forms a charming two bedroomed house - full of exposed beams and with a pretty riverside patio to the rear.

10. *The Gardeners Cottage*

A charming one/two bedroomed end of terrace cottage with a private riverside patio to the rear.

11. *3 & 4 Mill Cottages*

A pair of newly built three bedroomed cottages with riverside patios. They are very highly specified and well appointed bathrooms and ensuite shower rooms.

12. *Tollgate Yard Cottages*

Three exceptionally well-appointed, newly built 3 bedroomed cottages set back from the pretty High Street.

13. *The Glasshouse*

Inspired by its former use, this three bedroomed detached house is a real gem and enjoys a truly idyllic location.





Key Specifications

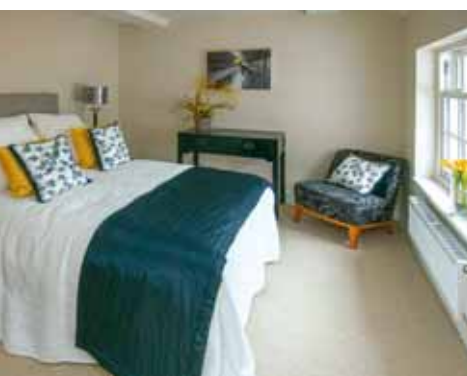
Throughout the estate, a huge amount of thought and planning has gone into every aspect of the properties. Each house has been designed to reflect its individual character and carefully laid-out to provide the best use of space.

The choice of materials, from kitchens to bathrooms, carpets, timber, tiles, lighting, windows and doors has been painstaking; the aim always to reflect the individual character and history of the building.

KITCHENS

English made, Shaker style kitchen units have been chosen throughout and compliment the period style of the estate perfectly. A mix of oak and granite worktops and deep butler sinks complement the look and feel. A full range of high-quality kitchen appliances are included and each kitchen has been thoughtfully planned to be efficient and practical. Siemens gas hobs, electric and microwave combination ovens provide the most flexible cooking systems and dishwashers and fridge freezers are generously sized.





Key Specifications

BATHROOMS

Every bathroom and shower room on the estate has been individually planned and styled to match the property. Top quality sanitary ware and taps have been specified throughout complimented by stylish tiling in a range of natural tones and textures that make each room a pleasure to use. Every bath/shower room is fitted with an individually thermostatted electric underfloor heating system for added comfort.

Attention to detail at every level and careful choice of all aspects of finish and materials result in homes that are a perfect blend of period charm and modern living.



The River & the Walled Garden

THE GROUNDS

*Here the Darenth flows
fast and crystal clear over
its gravel bed between the
willows and sheep graze the
water meadows*

Whilst the eighteen homes that form the Farningham Mill Estate will all be sold separately, they will all be part of the distinct and managed private estate.

To the rear of the buildings is a quite magical oasis of tranquillity. The old walled garden will be re-landscaped to create a semi-formal garden with secluded sitting areas and gravel paths bounded by herbaceous borders, fruit trees, old brick walls and the mill stream itself - and watched over by the lovingly restored nymph statute on her pedestal on the terrace.



Beyond the walled garden, the old orchard extends another three hundred yards between the Darenth and the mill stream, until the point that they meet.

Here the Darenth flows fast and crystal clear over its gravel bed between the willows, sheep graze the water meadows and kingfishers dart along the banks.

The old walled garden will be re-landscaped to create a semi-formal garden with secluded seating areas and gravel paths

Secluded areas with benches have been created and a natural pool at the end is an enticing place to cool down on hot summer days.

Residents of the estate will have sole access to these beautiful grounds, which will be maintained by the service charge.





Estate Management

THE ESTATE AND THE GROUNDS

Farningham Mill has evolved as a private estate over the centuries and it will remain a fully managed estate. Each home is part of the estate and will enjoy mutual rights over the lovely grounds. The properties are to be sold on 999 year leases and each will pay an annual service charge which will cover both buildings insurance and a contribution towards the upkeep of the grounds. A professional firm of managing agents will be appointed by the management company, of which each home-owner will be a shareholder.

A regular groundsman will be employed to ensure the upkeep of the gardens.



LANDSCAPING

Both hard and soft landscaping have been meticulously planned. Old walls and paths have been painstakingly repaired and new ones have been designed to match the setting.

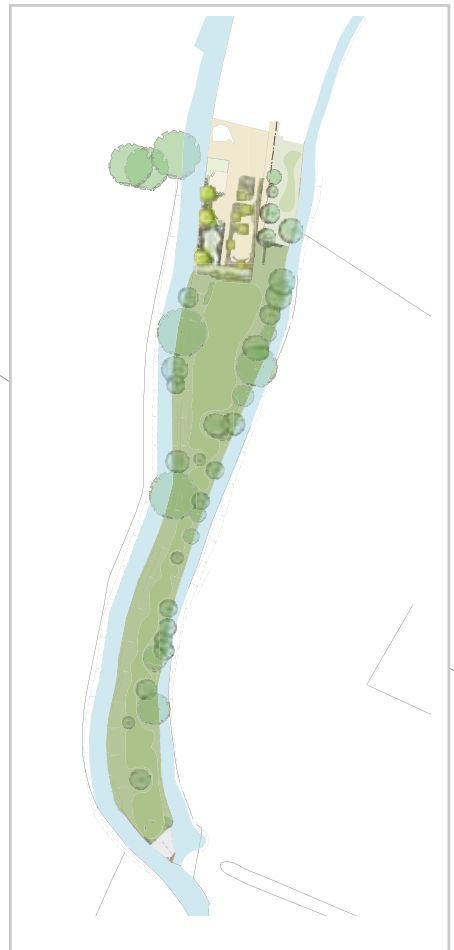
In choosing plant species, care has been taken to specify native varieties and to augment species that have thrived on the site.

The lovely Folly on the bank beside the Mill was built as a romantic ruin and it will be preserved as the magical ornament it was built to be.





LANDSCAPE DESIGN





The Area

BEAUTY & CONVENIENCE

1. North Downs Way
2. Bluewater Shopping Centre
3. Brands Hatch Race Circuit
4. Farningham Village
5. Pilgrims Way
6. Lullingstone Castle
7. Ebbsfleet International Train Station
8. 20 nearby Golf Courses
9. Sevenoaks Town



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Location

Farningham enjoys an amazingly convenient location. The M25/M20 junction is just a few minutes away. Both Bluewater and Ebbsfleet International Station are within 15 minutes by car door to door. Canary Wharf is just 16 miles .





How to get there

LOCATION

THE FARNINGHAM MILL ESTATE,
HIGH STREET, FARNINGHAM, KENT DA4 0DP

RAIL SERVICES

Mainline Rail Services: Swanley (approx 2.5 miles), Eynsford (1.8 miles) and Farningham Road (1.8 miles) to London Victoria in about 30-40 minutes. Sevenoaks (8.7 miles) to Charing Cross/ Cannon Street, Waterloo and London Bridge in about 32 minutes. Ebbsfleet International Station (8.3 miles) to London St Pancras in 18 minutes.

BY CAR

From junction 3 of the M25, take the A20 proceeding down the hill towards Farningham. Take the third exit at the roundabout and proceed into Farningham. At the bottom of the road turn left into Farningham High Street. The Tollgate Yard cottages are on the right hand side, opposite The Lion Hotel.



For more information on the properties available at The Farningham Mill Estate please call the sole agents, Savills on 01732 789740 email us at info@farninghammill.co.uk or visit www.farninghammill.co.uk



FOR GENERAL INFORMATION ON VISION
VISIT WWW.VISIONHOMES.CO.UK

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TOLLGATE YARD COTTAGES

Three, exceptionally well-appointed, newly built 3 bedroomed cottages set back from the pretty High Street.



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