



MILL HOUSE

MARKET DEEPING





A home with history

Rediscover your balance and inner peace at Mill House, a Grade II listed, Georgian home with stream, pond and weir, wrapped up in a gated 18-acre plot. Dating back in its original parts to 1782, soak up the splendour of this grand home on the River Welland in Market Deeping.





Sense the wealth of original features affording Mill House its antique grandeur, from high ceilings and wide doorways, to deep skirting and a sweeping staircase, evocative of the bygone splendour of ladies in broad, bustling skirts.





Work, rest and play

Mill House has four reception rooms in which to host friends and family, including a drawing room, dining room, sitting room and garden room. With ornate cornicing to the ceilings and striking fireplaces, each room has its own unique appeal while reflecting the heritage of the home. Doors from the drawing and sitting rooms lead out to the garden with views out over mill pond and upstream.







What the owners love...

“Mill House is a sociable home that’s been wonderful for entertaining friends and family for many happy years.”





Feast your eyes

Cook up a feast in the country-feel kitchen, replete with traditional Aga and verdant views out over the mill stream, before retreating to the snug and garden room beyond.





Soak and sleep

With six characterful bedrooms and three bathrooms set over two floors, Mill House provides room for all. To the first floor, the principal suite, brimming with morning sunlight, offers spectacular views out over the millpond and parkland, while the guest bedroom enjoys sunset views over the grounds through the bay window. A spacious study, furnished with bespoke cabinetry, offers working from home opportunities.

A hidden staircase from the landing leads down to the kitchen below and onwards to the second floor, where further bedrooms and another bathroom can be found.

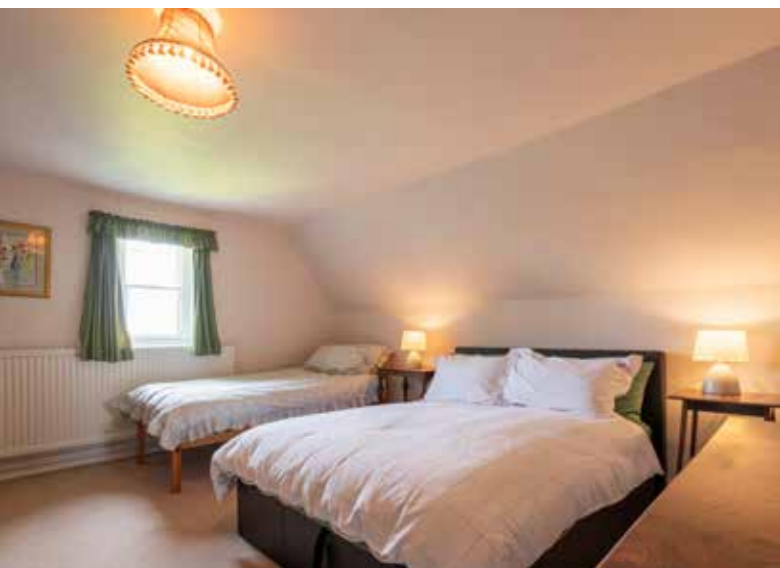





What we love...

“A truly unique, unrivalled home; Mill House is magical, set apart from the world...yet so close to all you could ever need.”







Glorious grounds and garden

Set within 18 acres of lush lawns, landscaped borders and meandering pathways, allow your senses to be soothed. The main garden is a south facing, sunny haven while shelter and shade can be found in the wooded area. The lily-filled mill pond attracts otters, egrets majestic kingfishers and a pair of nesting swans. A magical playground, children will delight in the hide and seek potential and adventure in the tree house.

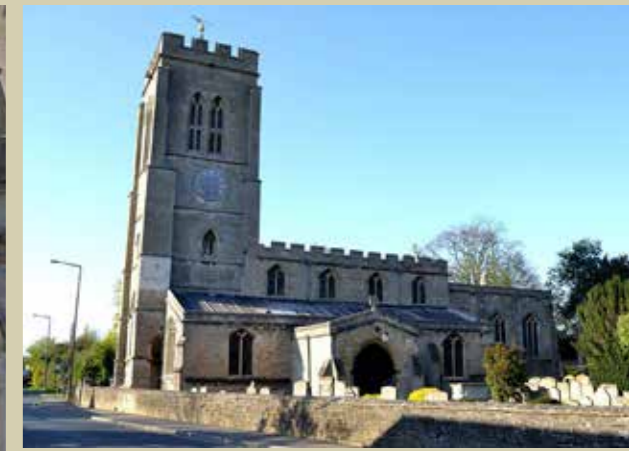


“The gardens
and wildlife are
wonderful. It’s a
very special place.”





Separate outbuildings include a four-car garage, log store, a Victorian glasshouse, original stables used for storage and barn with iron spindle staircase to a snooker room above. Mill House also has a heated outdoor pool with pool house.



On your doorstep

Enjoy the abundance of walks on the doorstep, with the market town of Market Deeping a short walk away.

Only a short journey from both Stamford and Peterborough, Mill House enjoys the convenience of access into the towns whilst retaining the perks and comforts of country life.

With primary schools in the town and nearby Langtoft, Northborough and Glington, families have plenty of choice for schooling. Secondary school options include Arthur Mellows and Bourne Grammar, and The

King's Cathedral School in Peterborough. Independent schooling options include Copthill School, Witham Hall, Kirkstone House and the Stamford Endowed Schools.

Leisure facilities are plentiful, with a cricket club in Market Deeping, alongside a sports club and Tallington Lakes for water sports. Practise your golf swing at the nearby clubs of Morton and Burghley.

Commute into London with ease, with Peterborough Railway Station less than 20 minutes' drive from the front door.

Local Information

Bourne 7 miles (14 minutes)
 Stamford 8 miles (17 minutes)
 Peterborough 9 miles (18 minutes)
 Spalding 13 miles (23 minutes)



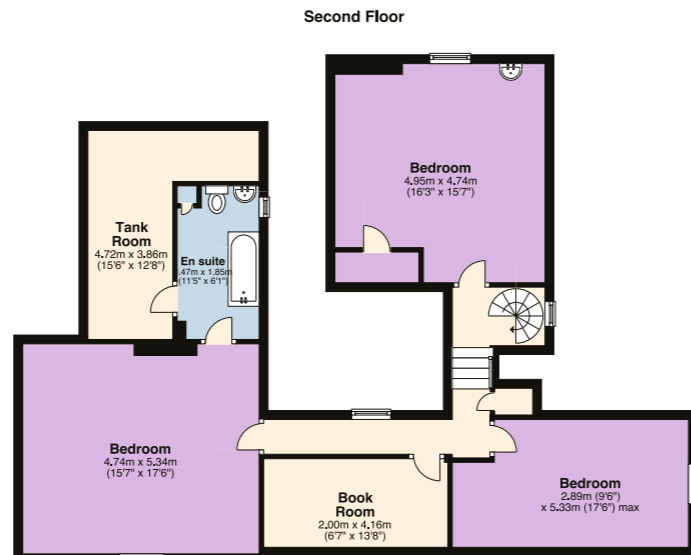
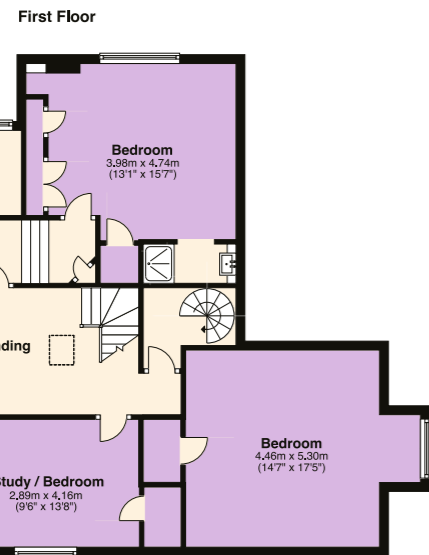
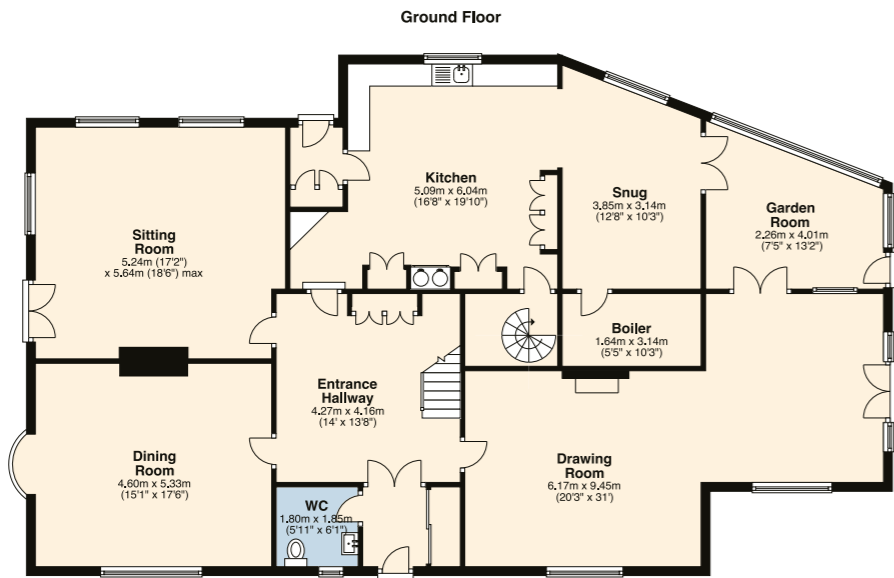
FINER DETAILS

- Freehold
- Constructed 1782
- Grade II listed home, dovecote and mill race bridge
- Plot approx. 18 acres
- Gas central heating
- Mains electricity and water
- Septic tank
- SKDC, tax band G

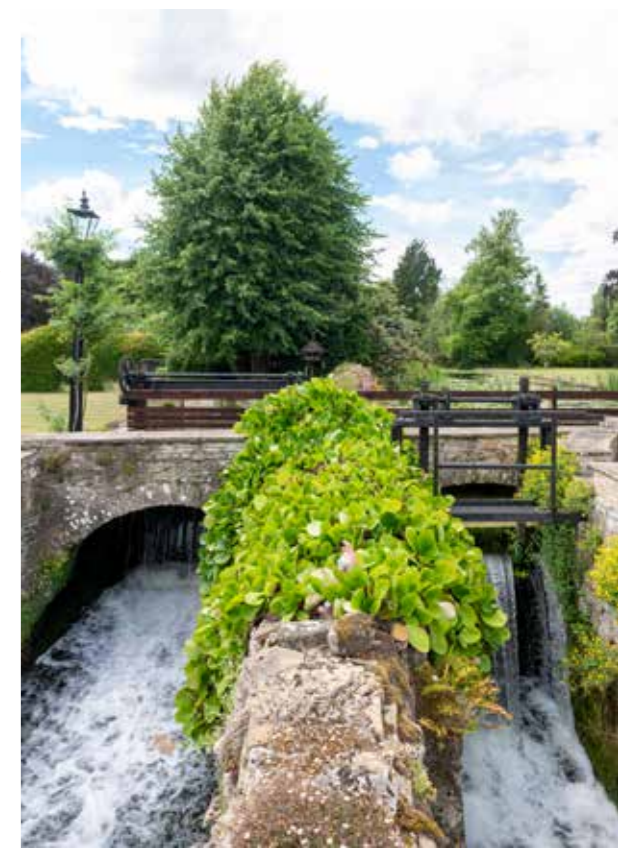
Ground Floor: approx. 189.3 sq. metres (2038.1 sq. feet)
 First Floor: approx. 134.2 sq. metres (1444.9 sq. feet)
 Second Floor: approx. 100.5 sq. metres (1081.4 sq. feet)
 Total area: approx. 424.0 sq. metres (4564.3 sq. feet)



Outbuildings Ground Floor: approx. 342.9 sq. metres (3691.1 sq. feet)
 Outbuildings First Floor: approx. 73.9 sq. metres (795.9 sq. feet)
 Total area: approx. 416.9 sq. metres (4487.0 sq. feet)



NOT IN ACTUAL POSITION



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.



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