

The Mill House and Mill

Layham, Nr Hadleigh, Suffolk



Jackson-Stops
& Staff



People **Property** Places

Enjoying an idyllic setting on the banks of the River Brett, a classic Georgian mill house with an historic Victorian working watermill, mill race and mill pool, together with delightful gardens, grounds and water meadows, in all extending to about 12½ acres

Guide Price: £1,250,000

The Property

The Mill House offers a wonderful lifestyle opportunity, enjoying as it does a tranquil and idyllic setting on the banks of the River Brett.

Situated at the end of a no through lane, the property, which in all extends to about 12½ acres includes the Grade II Listed Georgian mill house with its handsome three storey façade offering well laid accommodation extending to some 3,400 sq ft and featuring a drawing room, sitting room and dining room together with an Aga kitchen, utility room and cloakroom and with a total of five bedrooms, two bathrooms, a landing/study and attic room on the first and second floors above. There is in addition a large garden/play room with an adjoining sun room.

The house benefits from an oil fired central heating system together with modern storage heaters in the bedrooms and there is also a security system.

Gardens

The Mill House stands between the mill race and the River Brett, overlooking the attractive mill pool. The delightful south facing riverside gardens to the rear, are part walled and laid to lawn with a variety of mature trees, colourful borders, together with a potting shed, workshop and green house. To the front, the formal lawned gardens feature colourful borders, box hedging, mature trees and enclosing walls with the mill pool garden beyond.

The Outbuildings

A substantial (1,800 sq ft) brick barn provides garaging, workshop and stabling, has the benefit of light and power, together with a pair of dog kennels beyond.

The Mill

It is understood that there has been a mill on the site since the times of the Domesday Book.

Standing opposite the house, the present mill, with its distinctive brick elevations, weather boarded turret, and its massive external mill wheel, is listed Grade II in its own right and it is understood to date from 1905, when it was built to replace a much larger watermill which had been destroyed by fire. Extending to some 2,200 sq ft set on three levels and capable of milling wheat, The Mill has various lean-to extensions providing ancillary workshops and storage. *The present vendors operate the mill from time to time to produce flour from locally sourced wheat.*

The Grounds

In addition to the aforementioned gardens there is an area to the rear of the mill known as the pightle, which is laid to grass, interspersed with willow trees together with a productive kitchen garden and which is bordered by a hard tennis court (unused in recent years). Beyond are 4¾ acres of meadow which border the River Brett and which include a commercial plantation of cricket bat willow trees.

The river divides as it approaches The Mill, with a sluice gate used to control the water height to the mill race and which diverts the river through into the mill pool. On the far bank is a mixed woodland copse, and there are further 4¼ acres of meadow with a second plantation of cricket bat willows lying to the east which is independently accessible.

In all the property extends to about 12½ acres.

Features

- A rarely available lifestyle opportunity to own an historic mill house and working watermill in an idyllic location on the banks of the River Brett
- Conveniently located with easy access to the thriving market town of Hadleigh (1 mile), the county town of Ipswich (10 miles) and Manningtree station (8 miles) with its regular services to London's Liverpool Street station taking about 60 minutes
- 5 bedroomed, Grade II Listed mill house overlooking the mill pool with riverside gardens
- Classic working Victorian watermill from which the present vendors have ground locally sourced wheat to produce their own baking flour
- Range of stores, garages, workshops and stables
- Fishing rights over the ½ mile of river frontage and the mill pool
- Water meadows and commercial cricket bat willow plantations
- In all about 12½ acres

Location

The Mill House stands at the end of a no through lane on the edge of the village of Layham. Situated within the picturesque countryside of the Brett Valley, the village lies just 1 mile south of the thriving market town of Hadleigh, which offers a full range of local shopping and commercial and facilities. The county town of Ipswich



lies some 10 miles to the east and provides further facilities including a wide choice of schools catering for all age groups in both the state and private sectors. The A12 dual carriageway which links to Colchester, Stansted Airport (via the A120) and London's M25, lies some 4 miles to the south with Manningtree station a further 4 miles beyond providing regular rail services to London's Liverpool Street station taking about 60 minutes.

- Hadleigh – 1 mile
- Ipswich – 10 miles
- A12 – 4 miles
- Manningtree station – 8 miles (London's Liverpool Street station – 60 minutes)

Directions (Post code IP7 5JY)

Travelling on the A12 turn off onto the B1070 at the East Bergholt interchange, signed to Hadleigh. Proceed through Holton St Mary and Raydon, and continue into the village of Layham taking the second left hand turning into Mill Lane, where The Mill House will be found at the end of the no through lane.

Property Information

Services. Mains electricity, water and drainage are connected to the property.

Fixtures and fittings. Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

Water management. Whilst the Environment Agency are responsible for controlling the height of the river via the operable sluice gate, the vendors work in conjunction with the agency to ensure a prudent management control of the sluice gate and will be happy to provide further information regarding the operation and their experiences of life at The Mill House over the past 35 years.

Insurance. The property is comprehensively insured by the NFU. Inevitably a water mill is sited by a river and in a flood plain, but usually with careful consideration. The present vendors report that they have had direct contact with the previous occupants, covering the last 80 years and state, with confidence, that neither the house nor the mill has suffered flooding in that period.

Public footpath. There is a public footpath which runs between The Mill House and The Mill, crossing the sluice gate and river and connecting into the lane which leads to Layham Church and the village of Lower Layham.

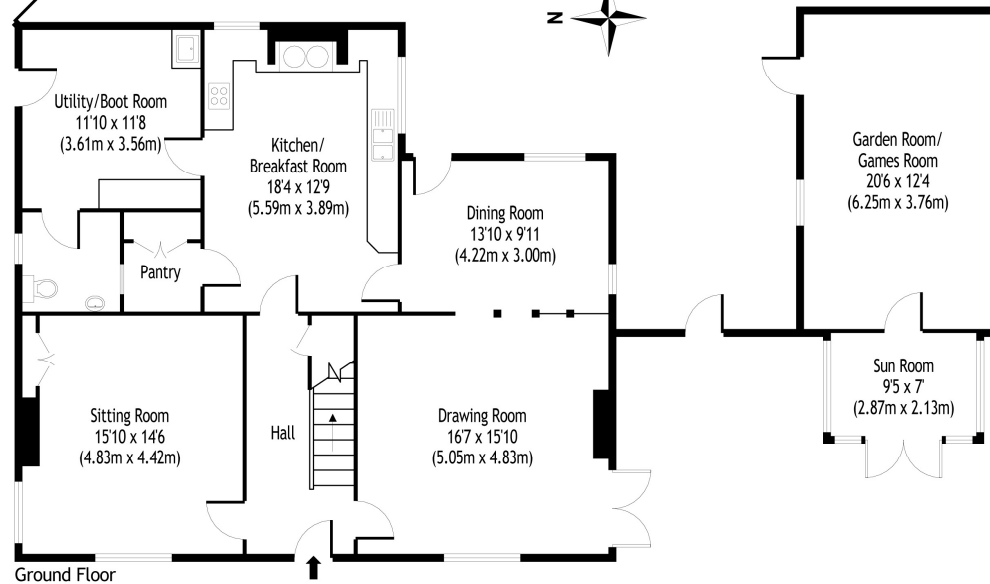
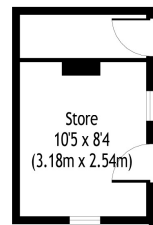
Viewing. By appointment with Jackson-Stops & Staff. Tel. 01473 218218.

Tenure Freehold and vacant possession upon completion.

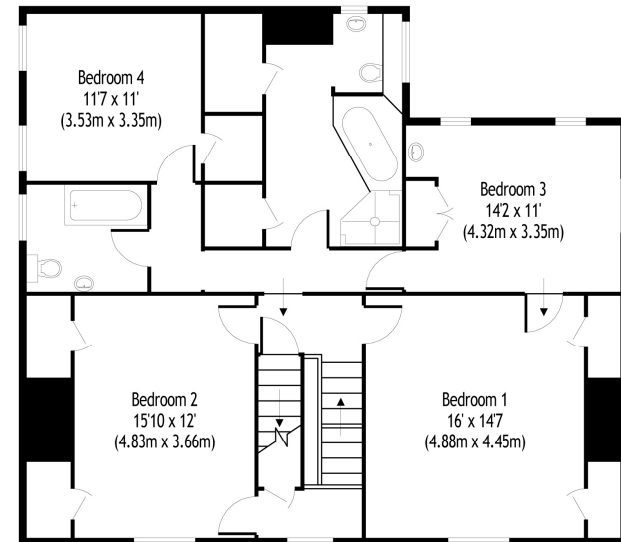
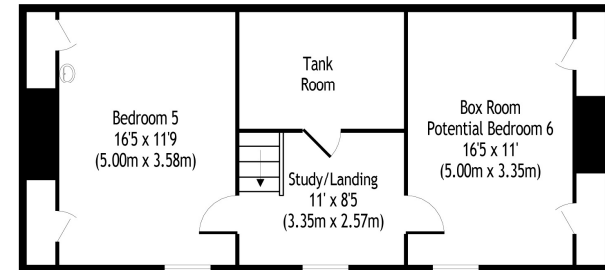




The Mill House, Layham
Approx. Gross Internal Floor Area - 3496 Sq ft / 325 Sq M



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