



BOWMANS MILL

Astwick ♦ Stotfold ♦ Bedfordshire

(Postal Address: Nr Hitchin, Hertfordshire SG5 4BJ)

savills

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“A real piece of history”

A spectacular Grade II Listed converted water mill offering over 10,000 sq ft of living space with views over open countryside

Accommodation

- ▶ Entrance hall
- ▶ Main hall
- ▶ Living room with bar area
- ▶ 2nd living room with kitchen (annexe)
- ▶ Play room
- ▶ Study
- ▶ Cinema room
- ▶ Kitchen/breakfast room
- ▶ Kitchen snug
- ▶ Master bedroom with dressing room & en suite
- ▶ 5 Further bedrooms (all with en suite)
- ▶ Wet room/changing room
- ▶ Utility room
- ▶ 2 Wc's, boot room
- ▶ Indoor swimming pool & outdoor swim box
- ▶ Garaging
- ▶ Carport
- ▶ Gravel parking area
- ▶ Working water mill
- ▶ Gardens incorporating large patio/sun terrace
- ▶ In all about 1.5 Acres



All the bedrooms in the property have the benefit of en suites, the master also has a walk-in wardrobe, which is accessible from both sides of the room.

The basement is home to the cinema room, which is decorated in traditional cinema colours for the ultimate film viewing experience. It has an internal wiring system set in place for surround sound and SKY HD connectivity also networked back to the comms room. There is a discreet mini bar area to the rear of the room, with a drinks and chiller space and a viewing window to the waterwheel mechanics.

Off the main hall to the link building is the wet room, in floor to ceiling slate, with an automatic light, large glass panelled walk-in shower, with six body jets, wall mounted vanity unit and a WC with soft close lid.

The main indoor swimming pool can be accessed by the glazed link building and stone stairs. It has power for a modular steam room/sauna and a lounge/seating area. A folding, sliding door to the south facing basement patio and an underwater "swim-box", provide swimmers with access to the outside patio pool.

A large mezzanine balcony overlooks the indoor pool and has ample space for fitness equipment.

Important note of interest

We understand that Bowman's Mill was the largest working water-wheel powered flour mill in Europe. Following its restoration, it now has the capability to generate power for the house and supply back to the grid.

The fully restored drive gear wheels Hurst frame, PTO Shaft and Waller-wheel, are capable of accommodating the generator systems, making the building self powering by request.

Outside

Large double gates lead to the gravel entrance driveway and on to an extra wide double carport with side parking and space for numerous cars. It further boasts a quadruple garage, which is located to one side and a further hard standing parking area can be found to the other side.

The rear south patio has access if required, of the working "overshot" wheel and has panoramic views of the local countryside. Set in approximately 1.5 acres of land, some of which is laid to lawn, with fruit trees and shrubs, other areas are wild grass meadow and have a variety of trees and hedging.

Location

Bowman's Mill is situated in a picturesque riverside setting on the Hertfordshire/Bedfordshire border. The property is conveniently placed for access to local shopping facilities in Baldock, 4 miles and Stotfold 2 miles, with comprehensive facilities available in Stevenage 10 miles and Cambridge 24 miles. Transport links are excellent with the A1(M), Junction 10 only 2 miles south of the property. There are frequent trains from Baldock and Stevenage to London Kings Cross, the journey time taking from 35 minutes and 23 minutes respectively. There is also good access to international airports, with Luton Airport only 20 miles south and Stansted Airport about 30 miles east. There are a number of highly renowned independent schools in the area, including Princess Helena College and Kingshott, near Hitchin, Bedford Boys, St Christopher's and St Francis in Letchworth and a number of excellent schools within Cambridge.

- ▶ Baldock 4 miles (mainline station to Kings Cross from 35 minutes)
- ▶ Hitchin 7.8 miles
- ▶ A1 0.4 miles
- ▶ A1(M) Junction 10 2 miles
- ▶ Cambridge 24 miles
- ▶ Luton International Airport 20 miles

The Property

Bowman's Mill is a fabulous water mill, which has undergone a full and carefully orchestrated restoration and renovation, which has included the workings of the now fully functioning water powered wheel that used to drive the mill. This historic Grade II Listed 19th century building has been converted into a beautiful 6 bedroom, detached house that offers significant living space over 5 levels.

This newly refurbished family property has been modernised to a particularly high standard using some of the best quality materials and technology throughout. The property has a lavish cinema room, which has wiring for surround sound, including Sky HD and CAT6 Networking through all of the principal rooms.

The first entrance hall is stylishly decorated and gives side access to the comms room, annexe, and into the main hall. The main hall is large and spacious, with a three storey high ceiling, and houses the main feature staircase. There is also a unique glass topped table made from the original first floor Waller wheel, which was used for grinding the corn into flour.

The annexe is set over two floors, leads off the front entrance and would be ideal for a nanny or guests staying over.

Off the main hall is the fabulous kitchen/breakfast room and it is this particular space that will undoubtedly become the 'hub' of the house.

The kitchen is extremely well equipped for the most discerning of 'cooks' and includes twin sinks with waste disposal, rinsing taps and an instant hot tap. Also featured is a Fischer & Paykal twin drawer dishwasher, a Smeg dishwasher, pop-up worktop sockets, a networked ceiling mounted TV to the side of the cooking station, a six burner induction hob, pop-up De-Dietrich extra wide extractor, two pyrolytic roasting ovens with 'slide & hide' doors, two plate warming drawers, steam oven, microwave, American style Smeg fridge freezer with ice maker, two red wine racks, three drinks chillers, hidden cutlery utensil drawers, two pan drawers, two pull out chopping boards, a plate rack and three open shelving units, to name but a few! Marble and granite work surfaces compliment both the appliances and more over, the handmade in-frame solid shaker style walnut and tulip cabinets.

In addition, there is a matching breakfast bar, with handcrafted leather seating and a centre island with a four seater, semi-elliptical banquette that overlooks the southwest patios and gardens. Set off to the side of the kitchen, by the patio doors, is the kitchen snug with its own TV; an ideal area for children and guests to relax.

The main living room, situated on the first floor, provides a spacious and comfortable area for any family and takes full advantage of the picturesque views over the south and west gardens. With a mini bar for entertaining guests and double doors to a floating projecting glazed balcony, this really is a rather special room.



Directions

From J10 of the A1(M) head north onto the A1 and after about 1.2 miles turn left onto the Astwick Road signposted to Astwick. Continue along this road for about 0.4 miles and the entrance to the property is at the end of the drive.



Floorplans

Main House gross internal area = 10,145 sq ft / 942 sq m

Garages gross internal area = 1,190 sq ft / 111 sq m

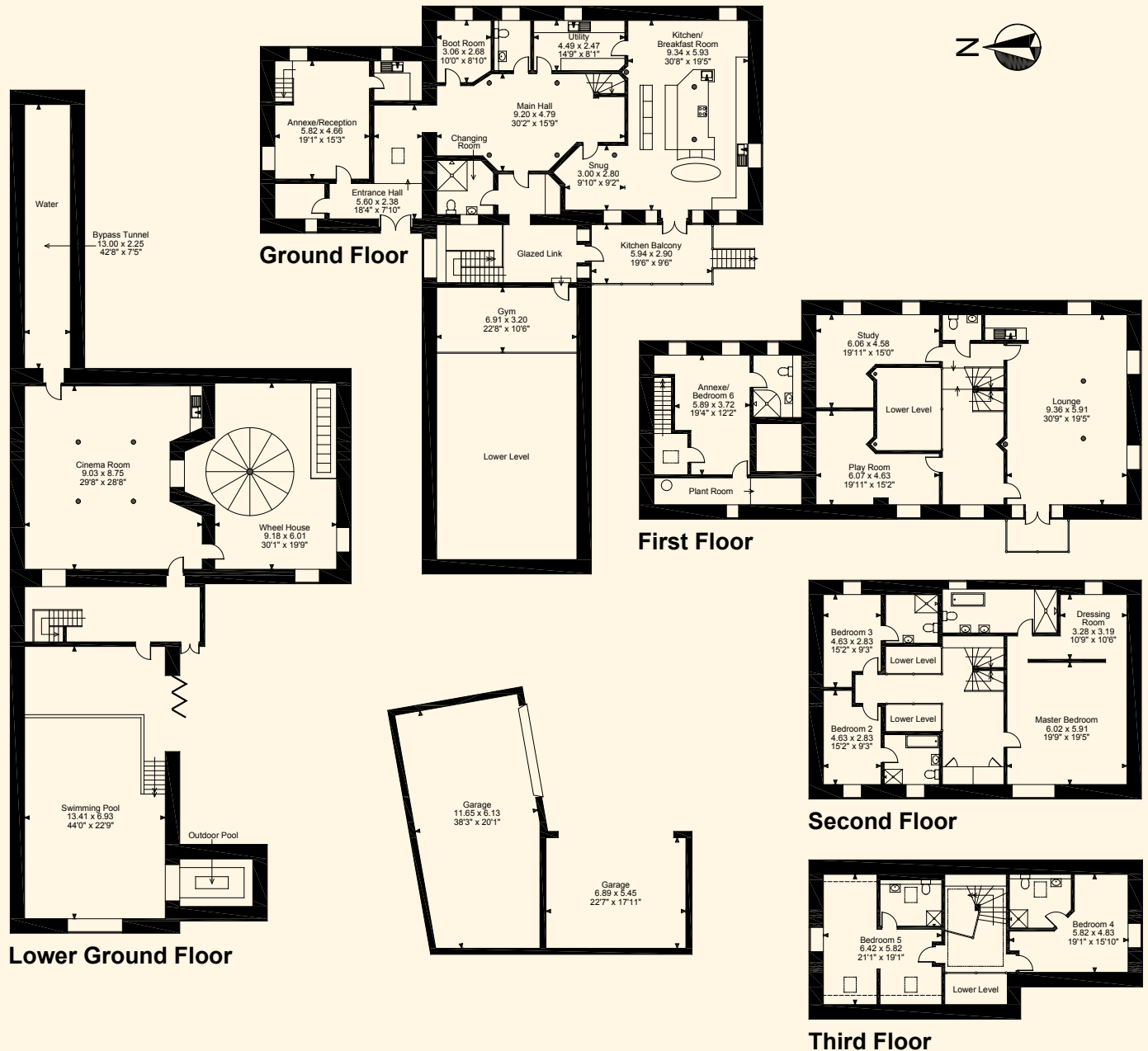
Total gross internal area = 11,335 sq ft / 1,053 sq m

NB. Excludes all open plan traffic areas

For identification purpose only. Not to scale.

Important Notice

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□ □ □ Denotes restricted head height

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