



The Mill
Westmill | Nr Ware | Herts | SG12 0ET



Seller Insight

“Occupying a very picturesque riverside location, just a couple of miles from the historic town of Ware, is The Mill, a beautiful converted watermill parts of which date back to the 16th century. “Claire and I bought The Mill just over twelve years ago and it has been the perfect family home,” says Peter. “Inside it has provided the space for our growing teenagers whilst the garden, with its river and weir, has been a fantastic adventure playground for them.”

“We knew we had to buy it the minute we walked through the front door. As you enter, the first thing you pass is the mill wheel and then you’re presented with a large picture window that looks straight down the river; it simply takes your breath away. All our guests on their first visit say ‘wow’ as they walk in.”

“The Doomsday book mentions a mill at Westmill and the house has a rich history. We understand it was a working mill up until the mid-1930s and we also know that it was substantially refurbished in 1962. Since then successive owners have enhanced the property further, and during our time here we’ve added the garage and cart lodge, as well as a modern family room – which was an essential addition for our boys – and we’ve also upgraded the bathrooms and had a beautiful new kitchen fitted. It’s now an incredibly comfortable yet stunning looking home.”

“The garden is a real feature of the property. Although very beautiful it has been designed with ease of maintenance in mind,” continues Peter. “Close to the house we have the more formal beds, which provide us with colour, and there’s an attractive well. A beautiful wisteria adorns the back door. Beyond the weir the garden comprises trees, lawn and a tennis court, and we also have a small orchard and a number of fruit bushes that have kept us well supplied with apples and summer fruits. It’s a stunning garden that has provided space and freedom for energetic children, and a wonderful backdrop for our summer entertaining. And of course there is the river. Whether we’re sitting by the weir with a glass of wine listening to the flowing water or going off for a gentle row, the river simply adds a wonderful dimension to our lives.”

“We love entertaining and so our favourite rooms have to be the dining room and adjoining lounge,” says Peter. “The dining room itself has a high vaulted ceiling and it’s large enough for twenty-eight of us to sit down for Christmas dinner. Again it’s a space that has that ‘wow’ factor and the adjoining lounge is elegant, yet very comfortable and enjoys the most stunning views down the garden.”

“From a practical perspective the house has been perfect,” says Peter. “It’s well positioned for many excellent local schools, there’s a choice of two different train lines for my commute into London and although it’s just a few minutes from both Hertford and Ware, we feel we are living right in the countryside. Our dog enjoys her five-mile walks, all straight from the backdoor, and the Hertford Way and the local canal system are all within easy reach.”

“Being surrounded by countryside and being so close to the river makes the garden an absolute haven for wildlife,” says Peter. “Ducks, Moorhens and Coots are all regular visitors and there’s even a spectacular Kingfisher who comes and sits on the wall by the conservatory!”

“We have been so fortunate to have lived here and brought up our children in such wonderful surroundings, but sadly the nest has emptied and it’s time for another family to enjoy this very special home,” says Peter. “It really has been an amazing privilege to have lived here; nothing will ever compare.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

The Mill

As you approach the house the old waterwheel sits in the Mill race next to the covered recess in which the front door opens into the entrance hall. As soon as one walks into the main reception hall you are immediately hit by the light and the spectacular view across the river and the gardens. This reception hall stretches across the back of the house and allows independent access to the ground floor rooms. There is an impressive kitchen/breakfast room with a conservatory/garden room off that overlooks the river. A lovely spot to sit and enjoy the morning sun. There is a large study/morning room, a lovely double aspect family room, a utility room, WC and a cloakroom. Steps lead down from the reception hall to two useful cellars, one ideal for wine storage and one which houses the boiler. A fine staircase rises to the most impressive first floor dining room with high vaulted ceiling and windows to two aspects and overlooking the gardens and surrounding countryside beyond. Adjoining is a beautiful large sitting room with fireplace and again enjoys fine views. From the dining room stairs rise to a lovely master bedroom and en suite bathroom. Off the main landing are four further good size bedrooms and two bathrooms arranged over two floors.







Step Outside

The Mill

Undoubtedly, The Mill enjoys one of the best gardens we've seen in a long time, full of interest and colour extending in all to approximately 2.40 acres.

Approached at the front, the house enjoys a large driveway with parking for many vehicles and a large 'Heritage' style Oak framed detached garage and car port together with a useful workshop.

The rear garden is beautifully landscaped with a more formal garden to the rear of the house with many places to sit and while away the day. The river meanders through the gardens with bridges across it at strategic points. Beyond the river the gardens extend to a large informal area, formerly a paddock, with stables and shed. In this area is an enclosed hard tennis court.

We suggest that the 'Vendor insight' describes the garden beautifully.



LOCATION

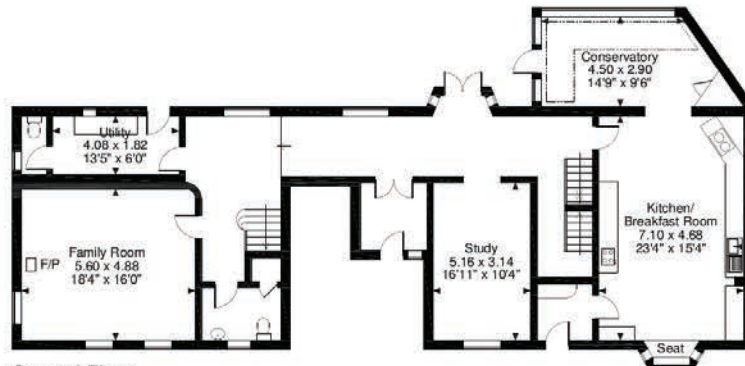
Westmill is a small hamlet just a mile or two north of the historic riverside market town of Ware. One of the many benefits of the setting is the accessibility to both beautiful countryside and the neighbouring towns and their excellent facilities. Both Ware and Hertford are pretty market towns with a 'café bar society' feel complemented by stations that provide frequent services into London. The A10 is moments away and provides easy access to the M25, London and Cambridge.

Education in the area is first class with many highly rated state schools (Presdales, Simon Balle, Richard Hale) and first class private schools nearby including Heathmount, Duncombe, Haileybury, St Edmunds and Bishops Stortford College.

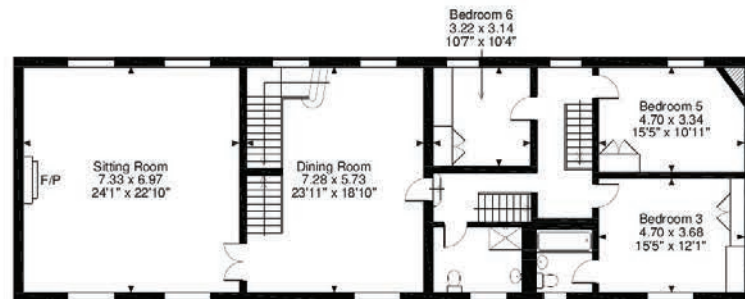
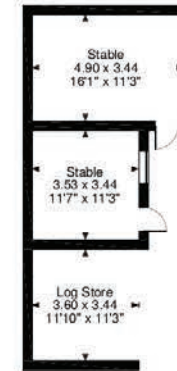
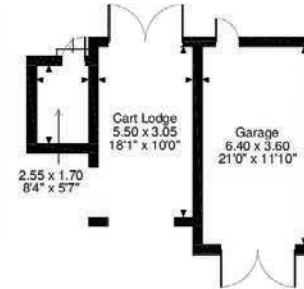
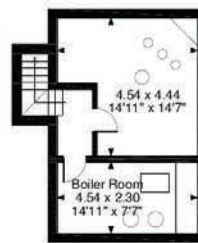
The area also enjoys some fine recreational facilities with numerous bars and restaurants found in nearby Ware and Hertford. Challenging golf courses abound with Hanbury Manor, East Herts, Whitehills and Brickendon all within a few minutes' drive. For those with equestrian interests there are many excellent bridleways and stables in the nearby villages and dog walkers will love the numerous country and riverside footpaths.

The Mill, Ware

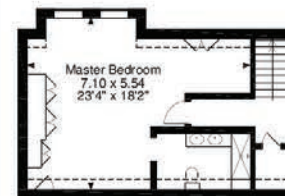
Main House gross internal area = 4,968 sq ft / 461 sq m
Garage & Cart Lodge gross internal area = 446 sq ft / 41 sq m
Log Store & External Room gross internal area = 180 sq ft / 16 sq m
Stables gross internal area = 323 sq ft / 30 sq m
Total gross internal area = 5,917 sq ft / 548 sq m



Ground Floor



First Floor



**Second Floor
Above Sitting Room**



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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