



Upper Crisbrook Mill
Hayle Mill Road | Maidstone | Kent | ME15 6XR

FINE & COUNTRY



Seller Insight

“Nestled in the beautiful Loose valley, just a short distance from Maidstone town centre is Upper Crisbrook Mill, a beautiful and very spacious family home that began life in around the 18th Century as a watermill. It is believed that the mill was first converted into a home in the mid 1970s, and at that time the huge and very impressive waterwheel was purely a decorative feature.

In 2007 the current owner purchased Upper Crisbrook Mill, and he says that it was not only the glorious and extremely convenient location that drew him to the house, but also the wheel and its potential for power generation, a potential that has now been realised. It has been so successful that the wheel can generate enough electricity to run the house and provide a sizable income from the National Grid.

When the mill was purchased it was in need of a great deal of TLC, so over the years it has been beautifully renovated throughout. The mill is now an impeccably presented property that is perfect for modern family living.

This extremely attractive and very unique home sits in around two acres of lovely grounds that have been beautifully landscaped. To the side of the property is a hardwood decked area and a lawn that the stream passes through, and at the very end of the garden is another decked terrace that overlooks the mill pond, which is said to be a wonderful place to sit out for alfresco meals while listening to the gently flowing water. To the side of the mill pond is a large grassed area which is accessed via the rear of the garage block.

Upper Crisbrook Mill also benefits from being situated in a quite extraordinary location. It sits in a conservation area where one is surrounded by natural beauty, and yet within twenty minutes it is possible to stroll along the banks of the river into the town centre. It is also a location that benefits from extremely good transport links.

The current owner describes the mill as a property that needs to be seen to be believed. It is a unique family home that has been beautifully and thoughtfully renovated.

*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

Upper Crisbrook Mill

This beautiful 4,300 sq. ft. converted water mill is found in an exceptionally pretty valley on the fringes of Maidstone. The property is stunning from every aspect and benefits from an idyllic mill pond and stream that drives the working water wheel.

Currently, the wheels motion generates energy that is cleverly converted into electricity, providing a substantial and consistent income for the household.

Internally, the accommodation is arranged over three levels and is currently configured with six bedrooms served by five reception areas plus a contemporary kitchen/breakfast room, a utility room, a boiler room and cellar style store room.

The property itself is Grade II Listed in recognition of its prominence and sits within a substantial plot of approximately 1.5 acres that includes the mill pond, plus a large grassed area and wooded bank. The home is approached via an attractive gravelled drive that leads to the garage and beyond. The detached garage building of nearly 700 sq. ft. has two large bays secured by powered security doors.

This area is superbly accessible and amenities abound. Maidstone town centre benefits from an extensive range of retail and leisure facilities plus mainline rail stations. Additionally, Maidstone and its surrounding suburbs and villages provide a choice of schools for all ages. Furthermore, there are four Grammar Schools in the area plus private school facilities at Sutton Valence.

The capital is easily accessed via the nearby M20 and notably high speed rail services now operate from Maidstone West station to London St Pancras. As a result journey times on these routes have been slashed to under an hour.

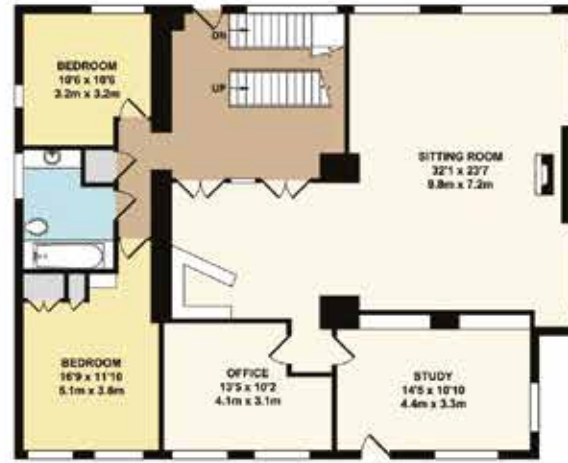




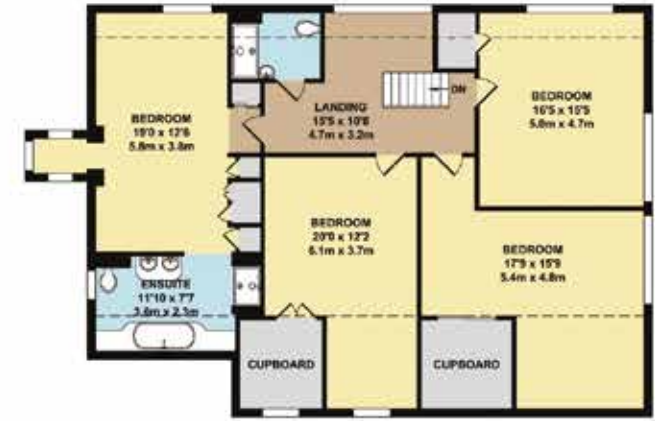




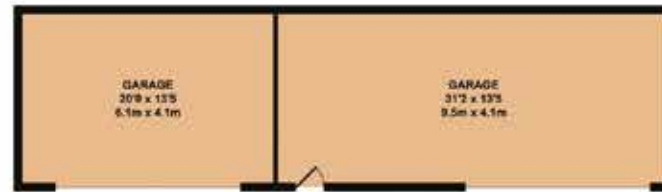
GROUND FLOOR
APPROX. FLOOR AREA
1485.42 SQ. FT.
(138.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1485.42 SQ. FT.
(138.0 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
1335.58 SQ. FT.
(124.08 SQ.M.)



GARAGES
APPROX. FLOOR AREA
692.87 SQ. FT.
(64.37 SQ.M.)

TOTAL APPROX. FLOOR AREA 4999.29 SQ. FT. (464.45 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Exempt

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Registered in England and Wales. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent, ME14 1BS. Printed



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