



125

— YEARS OF —

**Lambert
& Foster**



THE MILL HOUSE

MILL CORNER, NORTHAM, EAST SUSSEX TN31 6HT



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& Foster**



RYE 8 MILES | NORTHIAM 1 MILE | TENTERDEN 9 MILES | HASTINGS 11 MILES

THE MILL HOUSE, MILL CORNER, NORTHIAM, EAST SUSSEX TN31 6HT

A historic, Grade II Listed, detached former mill house, providing four bedroom, three reception room family accommodation, together with two, one double bedroom holiday let cottages, a home office/studio and a range of associated outbuildings, complemented by established gardens with paddock, in all extending to approximately 2 acres, enjoying a semi rural location within this favoured Hamlet.

GUIDE PRICE £1,395,000 FREEHOLD



SITUATION

The Mill House is situated within this semi rural, residential hamlet with neighbours, on the outskirts of the popular village of Northiam providing everyday amenities including general store, bakery and coffee shop, primary, school, doctors surgery and fish and chip shop. Historic Great Dixter is a popular destination for garden lovers. The historic Cinque Port towns of Rye and Tenterden are situated 8 and 9 miles respectively, providing a comprehensive range of amenities, including professional services and secondary schooling. Grammar schools are available in Ashford and Tunbridge Wells (schoolsnet).



DIRECTIONS

Using what3words app: glee.clenching.rise



DESCRIPTION

The Mill House is a detached Grade II Listed family house, a former mill house, presenting mixed elevations of brick tile hanging, some weather boarding and rendering, set with predominantly single glazed, timber framed sash windows, beneath a pitched tiled roof. From the 17th century up until the 1940s, the mill house was at the centre of a flourishing local milling industry which at its peak in the 19th century, the hamlet of Mill corner had eight windmills, the footprints of two can still be seen within this garden. The Mill House is a family home with two successful holiday let, one double bedroom, cottages. The property is now on the market due to family retirement.

In more detail, within the main house are two main reception rooms comprise the sitting room with feature brick fireplace housing a wood burning stove, enjoying a double aspect, incorporating French windows out to the garden. A living room with feature inglenook fireplace and bressumer beam housing a wood burning stove with built-in cupboards and a double aspect. A particular feature is the open plan kitchen/dining/family room with handmade kitchen units, brick fireplace housing a wood burning stove, exposed timbers to ceiling, brick floor, butler sink with mixer tap over and step up to the dining area with wooden floorboards and triple aspect incorporating French windows out to the garden.

Arranged over the first floor landing, accessed via two separate staircases, are four bedrooms served by two separate family bathrooms.





HOLIDAY LET COTTAGES

THE BAKEHOUSE: an attached single storey cottage, presenting brick elevations beneath a pitched tile roof, comprising a fitted kitchen/ breakfast room with part vaulted ceiling, part vaulted sitting room, a double bedroom with part vaulted ceiling and double aspect incorporating French windows, a shower room fitted with a modern white suite. Outside is a private patio seating area.

THE CART HOUSE: positioned across the bridleway, comprising a character, detached brick single storey former agricultural building, beneath a pitched tiled roof with a fitted kitchen and sitting room with vaulted ceiling and an attracted bay window with seat, a double bedroom with part vaulted ceiling, a double aspect and a shower room fitted with a modern white suite. Outside, The Cart House enjoys a private lawned garden with summerhouse and private parking.

GARDENS, GROUNDS AND OUTBUILDINGS

Double wooden gates open onto a gravel drive leading up to ample parking, a turning area and a detached twin bay, open fronted, oak framed cart lodge. Positioned along the drive is a detached office/studio of brick construction beneath a pitched tiled roof and The Barn, a detached barn of timber construction beneath a pitched corrugated tin roof, providing a laundry facility for the holiday lets with space and plumbing for washing machine, space for tumble drier, spaces and electric points for fridge/freezer, a useful storeroom and attic storage. To the rear of The Mill House is a brick utility room which includes a useful cloaks/shower room. The Bake House holiday let, subject to obtaining all relevant consents, could incorporate this area into the existing accommodation.

The established gardens and paddock are a gardener's delight, including areas of lawn interspersed with a network of pathways, stocked shrubbery borders and beds, trees, kitchen garden area with greenhouses and garden sheds. An area of 'orchard'. A detached timber home office/studio is insulated and fitted with power and light with triple aspect including French windows and porthole. A timber summerhouse with good sized seating area in front and a sizeable chicken run. The paddock has more recently been used for the owner's pedigree sheep.

FLOOR PLANS - THE MILL HOUSE

Gross Internal Area : 196.99 sq.m (2120.43 sq.ft)



Ground Floor



First Floor

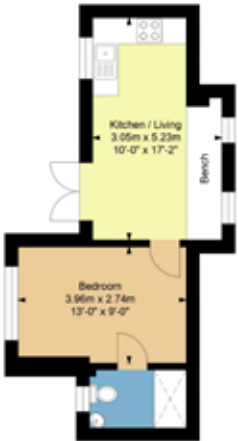
FLOOR PLANS - HOLIDAY LET COTTAGES & OUTBUILDINGS



The Bake House
Gross Internal Area :
50.12 sq.m (539.47 sq.ft)



Gross Internal Area :
18.47 sq.m (198.84 sq.ft)



The Cart House
Gross Internal Area :
28.70 sq.m (308.92 sq.ft)



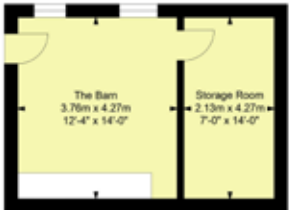
Gross Internal Area :
4.54 sq.m (48.88 sq.ft)



Gross Internal Area :
28.63 sq.m (308.13 sq.ft)



Gross Internal Area :
9.16 sq.m (98.58 sq.ft)



Gross Internal Area :
25.80 sq.m (277.67 sq.ft)



Gross Internal Area :
28.40 sq.m (305.69 sq.ft)

VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888.

For sale as a whole by private treaty.

SERVICES: Mains electricity, water and drainage. Mains gas central heating.

The Bake House - all mains connected.

The Cart House - mains electricity and water. Electric heating.

MOBILE & INTERNET: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

METHOD OF SALE: Offered for sale as a whole by Private Treaty.

LOCAL AUTHORITY: rother.gov.uk

COUNCIL TAX: Band G

EPC: Grade II Listed exempt

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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