

Blenkin

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CHARTERED SURVEYORS



VIVERS MILL • PICKERING • NORTH YORKSHIRE





VIVERS MILL

Mill Lane, Pickering,
North Yorkshire YO18 8DJ

Malton 8 miles • Scarborough 17 miles
Whitby 21 miles • York 25 miles

Remarkable mill house with its own weir as well as a garage, parking and enclosed garden

Entrance hall • cloakroom/wc •
3 reception rooms • games room • kitchen

2 bedroom suites each with dressing room and bathroom • 4 further bedrooms with en suite bathrooms • house bathroom • separate wc • further bedroom with cloakroom/bathroom

Parking bay • garage • enclosed garden • mill race and weir

For Sale Freehold



Constructed of stone and brick with a pantile roof. Vivers Mill's long history dates back over 800 years when a mill was first constructed on this site, starting life as a paper mill in 1198 making parchment paper for the monks at the local monasteries. It was converted to a water-powered corn mill flour mill in the 16th century and continued producing flour until the late 1960s.

The property has been comprehensively renovated by the current owners, most recently in 2020 when the bathrooms were fitted and the property was refurbished throughout, along with a new kitchen added in recent years. Vivers Mill would make a unique family home and has proven success as a holiday let/B&B business.

- Historic water mill, Grade II listed, with river views
- Versatile accommodation of 6200 sq ft arranged over four floors
- Currently run as a successful holiday let business
- Idyllic setting, lovely outlook
- Parking bay, garage with additional parking space
- Enclosed family garden
- Walking distance of Pickering's many amenities
- Available with no onward purchase

Vivers Mill is a handsome four storey, stone and brick building with a pantile roof. It is attached via the wheelhouse to the miller's house and faces south across the lovely old bridge and tumbling beck. The entire property has undergone a full programme of sympathetic renovation and refurbishment in the last three years, including some new sash windows on the front elevation, a new kitchen and bathrooms. Following painstaking restoration, its character and heritage remain largely intact; there are ancient structural beams and trusses, stone flags and stonework dating from the 1500s with historic markings and

fossils visible. The wheelhouse, installed in 1870, retains the working water wheel with mill race, associated milling machinery and drive shaft, all visible behind a secure glass wall in the dining room and games room. The central grinding stone, extant for 700 years, takes centre stage in the living room.

The highly versatile living space is arranged over the ground and first floors along with the fully fitted kitchen which has Star galaxy granite work surfaces, an island unit, integrated Miele appliances and a range cooker. Seven bedrooms are arranged over the first, second and third floors, six with en suite bathrooms and a further bedroom with additional cloakroom/bathroom. The two principal bedroom suites have palatial bathrooms with Duravit and Villeroy & Boch fittings as well as mirror cabinets with motion sensor technology and stainless steel radiators. The third floor includes secure loft storage with the old winding gear and offers potential for further development.

Outside

Directly opposite the property and across the country lane is the private parking bay, providing space for up to four cars. Alongside, a grassy bank leads down to the mill stream. To the west of the house is a detached timber garage with parking space in front. Here a secure gate in a high fence opens to the garden, which is fully enclosed and private, predominantly laid to lawn with a paved patio area and garden shed. The property also owns the weir with mill race on Pickering Beck, fed from the North York Moors and located behind the house.

Environs

Vivers Mill enjoys an idyllic setting at the edge of Pickering. This thriving and popular market town is the gateway to the North York Moors and offers a wide range of amenities, including

schools, all within walking distance. The property is well placed for easy access to the Yorkshire coast, Howardian Hills and the city of York, and Leeds Bradford and Teeside International Airports are little over an hour's drive to the north.

Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Services & Systems: Mains water, electricity, gas. Gas central heating. Private drainage.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: North Yorkshire Council www.northyorks.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Viewing: Strictly by appointment

Directions: From Malton, take the last turning on your left into Mill Lane, just before the roundabout and immediately after the petrol station. Continue along here over the bridge, and Vivers Mill will be seen on the right hand side.

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Vivers Mill, Mill Lane, Pickering, North Yorkshire YO18 8DJ

Approximate Gross Internal Floor Area 577.9 SQ M / 6220 SQ FT (excluding garage)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



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City

Country

Coast