



DAVID  
BURR

WISTON MILL,  
NAYLAND, SUFFOLK







Colchester North Station 7 miles, train journey time to London Liverpool Street from 50 minutes. A12 11 miles, Sudbury Town 9 miles. Stansted Airport approximately a 56 minute drive.

- A wonderfully preserved water mill, lying on the Essex/Suffolk border.
- A six-bedroom, three-bathroom property adorned with historic hallmarks and features.
- 10,386 sq ft of accommodation to the Mill House.
- Grade II\* listed and believed to date from the 18<sup>th</sup> and 19<sup>th</sup> century although it is understood there has been on mill on the site since the 16<sup>th</sup> Century.
- Offering considerable potential with a range of outbuildings, ideally suited for potential on site business opportunities.
- Ideally suited for multigenerational living with scope for a long-term commercial interest via long-term lettings/holiday cottage (subject to planning consents).
- Detached, two storey Mill Cottage.
- Multiple barns comprising a total of 7,540 sq ft of outbuildings.
- Immediate gardens, lawn to mature tree, grazing meadow, and mirror frontage.
- A total plot size of approximately 24 acres.
- Enjoying an idyllic setting, encompassing unspoilt views across the river Stour and Mill Stream.
- Lying in the Dedham Vale Area of Outstanding Natural Beauty (AONB).
- Set at the foot of a private drive with access to only two properties.

# WISTON MILL

## Nayland, Suffolk

A Grade II\* listed six-bedroom (three bathroom) detached water mill offering 10,386 sq ft of internal accommodation and 7,540 sq ft of outbuildings, set within grounds of 24 acres.



## SITUATION

Wiston Mill is situated in a quiet rural position set down a private drive that accesses only two properties. The house is positioned in the heart of the Stour Valley, an area that is designated of "Outstanding Natural Beauty" and is renowned as Constable Country, being famous for many of the works of the artist John Constable. The nearby attractive village of Nayland (1.3 miles) has an active community with facilities including a school, public house, shops, deli, doctor's surgery and a Church of England Church. A wider range of educational and recreational facilities are provided in historic Colchester and Ipswich, which is Suffolk's county town. There are an excellent range of schools in the area with Littlegarth Preparatory School set just outside Nayland and Holmwood House, Colchester Royal Grammar School and Colchester County High School for Girls. The commuter can take advantage of train services from Colchester to London's Liverpool Street Station, the journey taking from approximately 50 minutes.

## DESCRIPTION

Wiston Mill is a particularly fine water mill listed grade II\* and is believed to date from the 18th and 19th Century, although there has been a mill on the site since the 16th Century. The Mill house dates from the 16th Century and is constructed around an impressive timber frame with rendered elevations beneath a peg tile and slate roof. The property offers comfortable and spacious accommodation with a wealth of character associated with a property of this kind and stunning views over the river particularly from the drawing room and master bedroom both of which are within the mill building. The house is Grade II\* listed and remarkably elegant with many of the rooms benefitting from exceptional views over the river and the drawing room and master bedroom having doors opening out directly over the mill stream. The original mill building is constructed from timber frame with weatherboard elevations under a pitched slate roof with numerous large attractive sash windows and doors overlooking the mill stream.

The mill room has many of the original workings still present.

Mill Cottage, a classic weatherboard and slate miller's cottage is uninhabited but could easily be renovated to provide further separate accommodation. Adjacent to the cottage is River Barn which stands next to the mill race and has been used as a wonderful garden room with a floor above. Garaging is within a pretty timber and tiled barn which incorporates a workshop, behind which is a lean-to tractor shed. The Great Barn is Listed Grade II offering large internal space and a central midstrey with wagon doors, either side of which are stores. A link connects to a further Stable Barn with loose boxes providing ample stabling, and a little way away is a former cattle building known as the Back Barn which offers generous storage and an open fronted cart lodge. All of these buildings offer a multitude of opportunities. Undoubtedly one of the principal features of Wiston Mill is the frontage to the River Stour. The river passes along the house and beneath the Mill itself and although not functioning, much of the original mill workings are in situ. Beyond the Mill, water still passes down the original mill race before flowing back into the River Stour. The grounds to the north of the house are largely lawns with mature trees and shrubs interspersed. In all the immediate grounds around the house extend to approximately 3 acres. To the south of the river there is an area of trees running towards the weir, which extends eastwards into the grazing meadows which extend away with about half a mile of river frontage. The meadows extend to approximately 21 acres.

**POSTCODE:** CO6 4LX

## IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

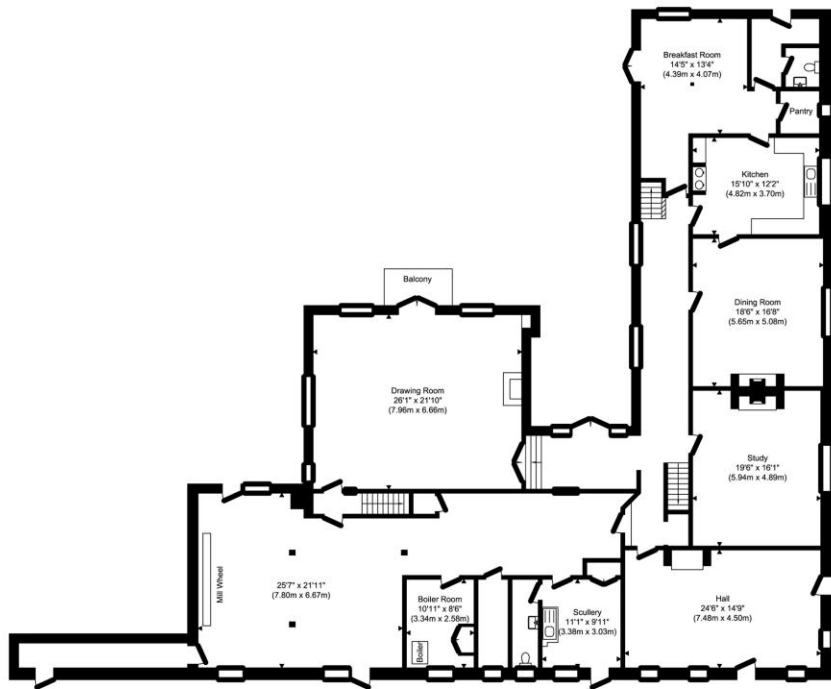
**LOCAL AUTHORITY:** Babergh and Mid-Suffolk Borough Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0300 1234000) **Band:** G

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

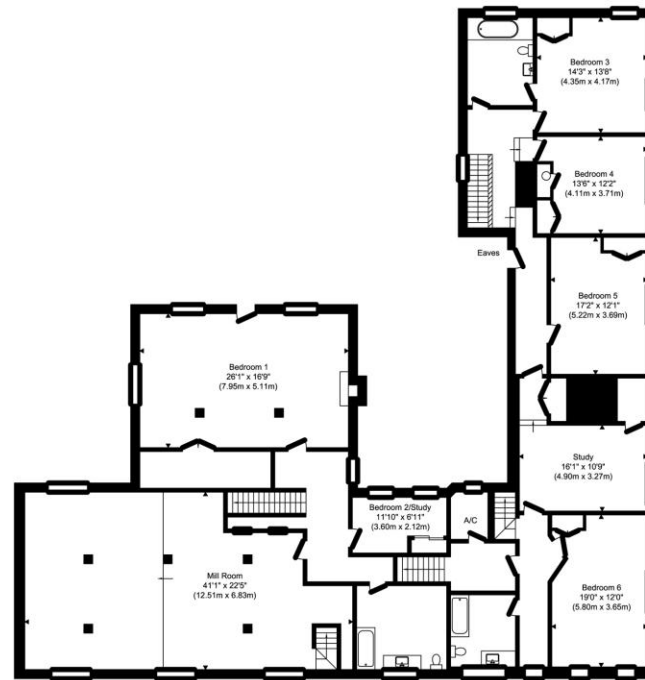
**SERVICES:** Mains water and electricity are connected. Private drainage. Oil-fired heating. **NOTE:** None of these services have been tested by the agent.



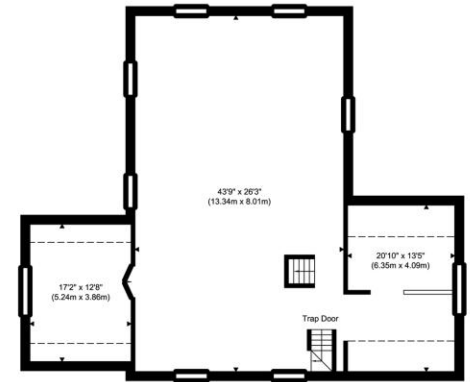
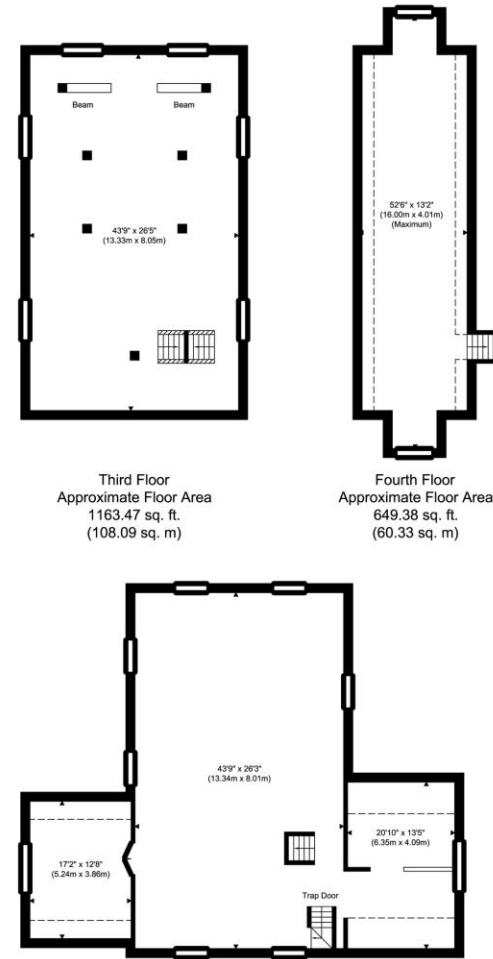
----- Restricted Head Height



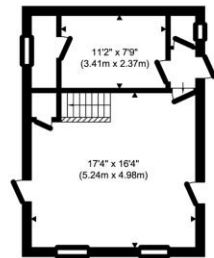
Ground Floor  
Approximate Floor Area  
3809.56 sq. ft.  
(353.92 sq. m)



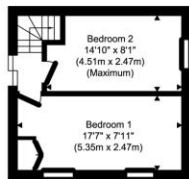
First Floor  
Approximate Floor Area  
3431.21 sq. ft.  
(318.77 sq. m)



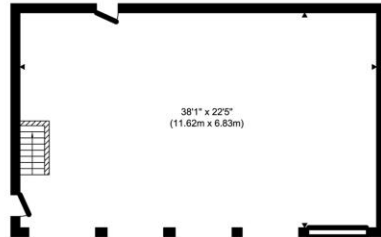
TOTAL APPROX. FLOOR AREA 10733.13 SQ.FT. (997.14 SQ.M.)  
Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2025



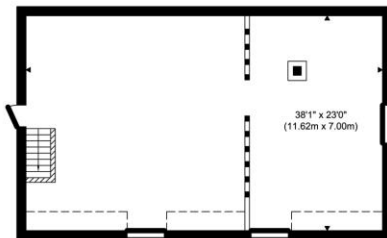
Mill Cottage Ground Floor  
Approximate Floor Area  
435.29 sq. ft.  
(40.44 sq. m)



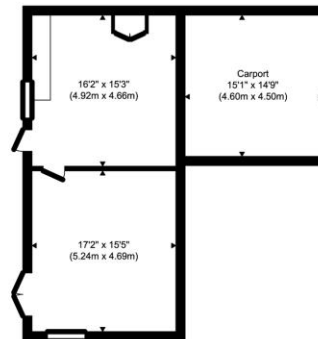
Mill Cottage First Floor  
Approximate Floor Area  
275.12 sq. ft.  
(25.56 sq. m)



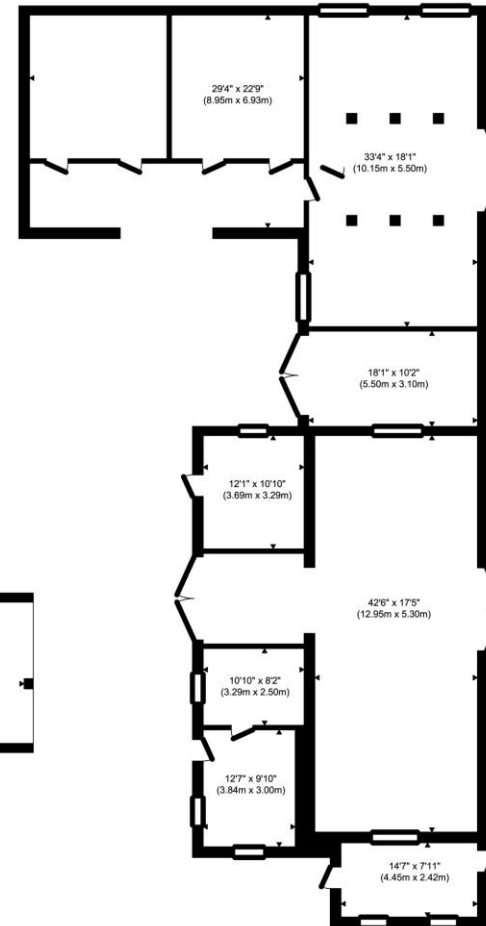
River Barn Ground Floor  
Approximate Floor Area  
875.53 sq. ft.  
(81.34 sq. m)



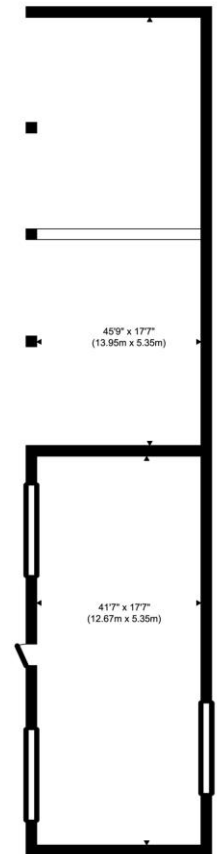
River Barn First Floor  
Approximate Floor Area  
782.10 sq. ft.  
(72.66 sq. m)



Garage Barn  
Approximate Floor Area  
742.70 sq. ft.  
(69.00 sq. m)



Great Barn  
Approximate Floor Area  
2883.00 sq. ft.  
(268.00 sq. m)



Back Barn  
Approximate Floor Area  
1550.00 sq. ft.  
(144.00 sq. m)

**TOTAL APPROX. FLOOR AREA 7540.00 SQ.FT. (701.00 SQ.M.)**

Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2025

















Offices at:

Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 -Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888