



Mill House

Fleet Bank | Fleet | Lincolnshire | PE12

FINE & COUNTRY



# MILL HOUSE

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*An outstanding Grade II listed period property, an exemplary blend of the old and the new, has recently been extended as well as undergoing a complete refurbishment, resulting in a stunning four-bedroom, three-bathroom home with further accommodation or a home office above the detached double garage. The interior has two large front reception rooms and a staggeringly impressive top-quality kitchen which seamlessly links with an equally spectacular dining and living room with walls of sliding doors onto flanking terraces. Offering a superb country lifestyle with excellent equestrian facilities with over 2 acres of grazing, and a golf course next door, this is a rare opportunity to purchase a unique, immaculate property. With easy access to excellent schools and the nearby A17 providing convenient road links, this is a rural location that is by no means isolated.*







# KEY FEATURES

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- *An Exceptionally Refurbished Grade II Listed Georgian Property*
  - *Located in a Semi-Rural Location in South Lincolnshire*
  - *Entrance Hall, Reception Room, Drawing Room and Family / Dining Room*
  - *Exquisite, Designer Bespoke Kitchen, Matching Utility Room and WC*
  - *Four Double Bedrooms, Two En Suites, Dressing Room and Family Bathroom*
  - *Detached Double Garage with Studio Room with a Shower Room Above*
  - *Stable Block with 4 Loose Boxes, Tack Room, Hay Store and a Garden Store*
  - *West Facing Terraced Garden Overlooking Post-and-Rail Paddocks*
  - *Contemporary Rear Terraced Garden with Tall Pleached Screening*
  - *Electric Gates, Large Gravel Forecourt and Front Lawn Garden*
  - *Total Plot is Approximately 2.5 Acres (Subject to Measured Survey)*
  - *Total Accommodation Extends to 3298 Sq.Ft.*
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Believed to have been built in 1755, on slightly elevated ground – either part of an ancient sea bank or on the remains of an ancient salt mounds, believed to be a biproduct of salt making which was an extensive industry on the area around Gedney Dyke depicted as small ‘hills’ in the flat Fenland Lanscape. The house would have originally been the miller’s home with a windmill standing on the neighbour’s land opposite, long since gone. “The property sits raised about two metres higher than the adjacent paddocks,” attests the owner, “and the ground it stands on is very solid, as many of the older structures and settlements in the area are built upon. Many of the roads round here would have been the old marsh boundaries, the one Mill House is on seems to have a variety of names: Fleet Bank, Roman Bank or Sea Bank!”

Mill House is an exceptional property. The owners have carefully considered every little detail in the refurbishment and in the creation of the rear extension so that the old and new are almost indistinguishable, notably on the exterior.

The charming original frontage has been retained, typically Georgian with its symmetry and doorcase with pretty fanlight around the front door, modillioned soffit boarding along the eaves, whilst timber sash windows are fairly unusual three over three panes, all noted in the listing. “We have replaced all the windows throughout the property using Dale Windows carefully considering and depicting the detail of the original frames both inside and out,” declares the owner, “all new copies of the old timber sashes but double-glazed and painted in a muted Farrow & Ball colour. All the internal doors are new but panelled in an old style or glazed modern.” The restoration of the old part has been meticulous with attention to all the brickwork, cast iron guttering and leadwork where necessary, with the interior being decorated to a very high standard. Clearview log-burners have been installed in both the front room fireplaces, the one in the drawing room, with its Georgian arched niches either side, was fitted in 2020 and has only been used 3 times!

The front entrance hall is lined to dado height with original panelling and a door under the stairs takes you

to a 12 square metre cellar below the hall and the formal dining room. The property’s flooring is new timber or new carpet throughout, with suitably apt old-style radiators fitted where there isn’t underfloor heating. The property has been decorated in a calming neutral colour scheme throughout, which enhances the feeling of space and flow giving a unity between the traditional and the contemporary. Much of the house has been decorated with understated designer wallpapers, windows have been dressed in the very best quality fabrics for curtains, pelmets and blinds, so too the LED light fittings all carefully sourced for a glamorous blend of contemporary and period - everything included in the sale of the property. It should be noted that if someone wanted to purchase as a turn-key property, all the furniture is available under separate negotiation.

The 18th century front of the house leads seamlessly into the back where the newly created kitchen and extension provides the ultimate wow factor!















The huge kitchen breakfast room stretches across the width of the rear section and has been fitted with a luxury Tom Howley of Cambridge bespoke kitchen with solid Silestone Quartz worktops. “Having looked at several kitchens from highly reputed firms, as soon as we saw the Tom Howley range, we knew we had to have it, regardless of expense!” divulges the owner. Three top of the range Miele ovens incorporating one steam oven and two full size ovens, these both with pyrolytic cleaning and a Miele coffee machine make up a grid of four eye-level appliances whilst a Miele induction hob stands in the island with a Westin Stratus extractor fan above. “All the coffee machine, ovens and the hob are controllable from your phone if you wish,” informs the owner. There is also an integrated Miele dishwasher, a Miele microwave in a cabinet. There is a Fisher & Paykel fridge drawer in the kitchen with a further fridge freezer in the utility. A specialist brand mQuvee wine cave with space for 45 bottles and dual temperature for white and red wine, a Quooker boiling water tap There is a built-in water softener located in the garage with both hard and soft water feeds to the house. Here is also the oil-fired boiler, only installed in 2021, with six zones of heating across the entire property, for instance, the underfloor heating in the modern part is split into three zones with the old part of the house in another zone. As the owner says, “It is very efficient and easy to maintain a constant temperature which you can control to suit your needs. The softened hot water is also on an ultra-modern system, controlled on a timer, that allows hot water to flow from any tap within a few seconds despite the tank being in the garage.”

A utility room projects from the kitchen where you find more Tom Howley units housing a second Fisher & Paykel American-style fridge freezer, another sink within the Silestone Quartz countertop and washing appliances underneath. However, perhaps the most striking feature is the special dog-shower! A back door opens onto the terrace and the other leads into a downstairs WC.









The contemporary interior of the rear part of the house is a complete contrast to the traditional original front yet they perfectly complement one another. “The back of the house is like a new house within the old,” informs the owner. “All the square and level walls are lined with plywood and plasterboard encasing a cavity that ensures no damp problems, and the huge glossy porcelain tiles are laid over underfloor heating.” The kitchen then opens out into the even more expansive dining and family room which is a totally new addition but from the outside is completely sympathetic with its more than 260-year-old counterpart inclusive of brickwork detailing to compliment the original house. A double-sided Firebelly wood-burner sits in an impressive, tiled, central chimney breast, television screens adorning both sides, with plenty of space for a dining table nearest the kitchen and comfy seating on the other. Aluminium-framed sliding doors (with zoned automatic roller blinds) on each side of the space, spanning around 20 feet, open to connect with paved terraces outside laid with beautifully smooth porcelain tiles, one capturing morning sun so ideal for breakfast or a coffee break, the other, afternoon and evening sun perfect for entertaining with a backdrop of spectacular sunsets over the paddocks.

Upstairs, all four bedrooms are generous doubles particularly the two at the front with their period fireplaces, one with built-in wardrobes and an ensuite shower room. The master is at the back and enjoys a very chic, large, ensuite shower room that leads on through to an extensive dressing room in the eaves lined with an abundance of bespoke wardrobes and drawers around a vanity unit. An eye-catching family bathroom contrasts exposed old brick with a sleek contemporary free-standing bath. All the bathrooms are fully tiled, both the ensuite shower rooms have underfloor heating, and all the sanitaryware and fittings are by luxury brand Lusso. The loft above the rear part of the house is ideal for storage. Accessed by a retractable ladder, it is boarded out and fitted with LED lighting.



















The property is hard-wired for CAT 5 electrics with sockets throughout the rear quadrant of the home and the garage accommodation; one of the bedrooms has extra CAT5 points in case it is wished to be used as an office. The accommodation above the garage reached by an external staircase, would also make a superb home office – There is Cat 5 wiring network available in the rear of the house lounge and bedrooms, including the over garage room for the internet /TV and a home WIFI Hub in the House and Garage Accommodation to ensure seamless internet connection options. All the electrical system and light fittings are brand new,” says the owner. The house also enjoys throughout new Underground Foul and Surface Water drainage and soakaways and modern water treatment plant. In terms of security a new alarm and CCTV set up is included and controlled via your mobile phone.

The house sits on a 2.5 acre plot with the grazing amounting to approximately 2 acres. The garden has been completely relandscaped with automatic gates (which can be controlled from a phone) opening onto a large gravel drive with the brand new, timber-clad, double garage also with electronically operated doors. Inside, a section is divided off for storage and the boiler-room area. The space above, accessed from outside, comprises a lobby which opens into an almost 18 foot long room in the eaves with two rooflights, fitted storage and a generous ensuite at the far end. “Although our son is living out here, it would make an excellent home office,” states the owner.

The very stylish gardens contain lawns bordered by mature shrubs and trees and have expansive terraces either side of the extension perfect for summer

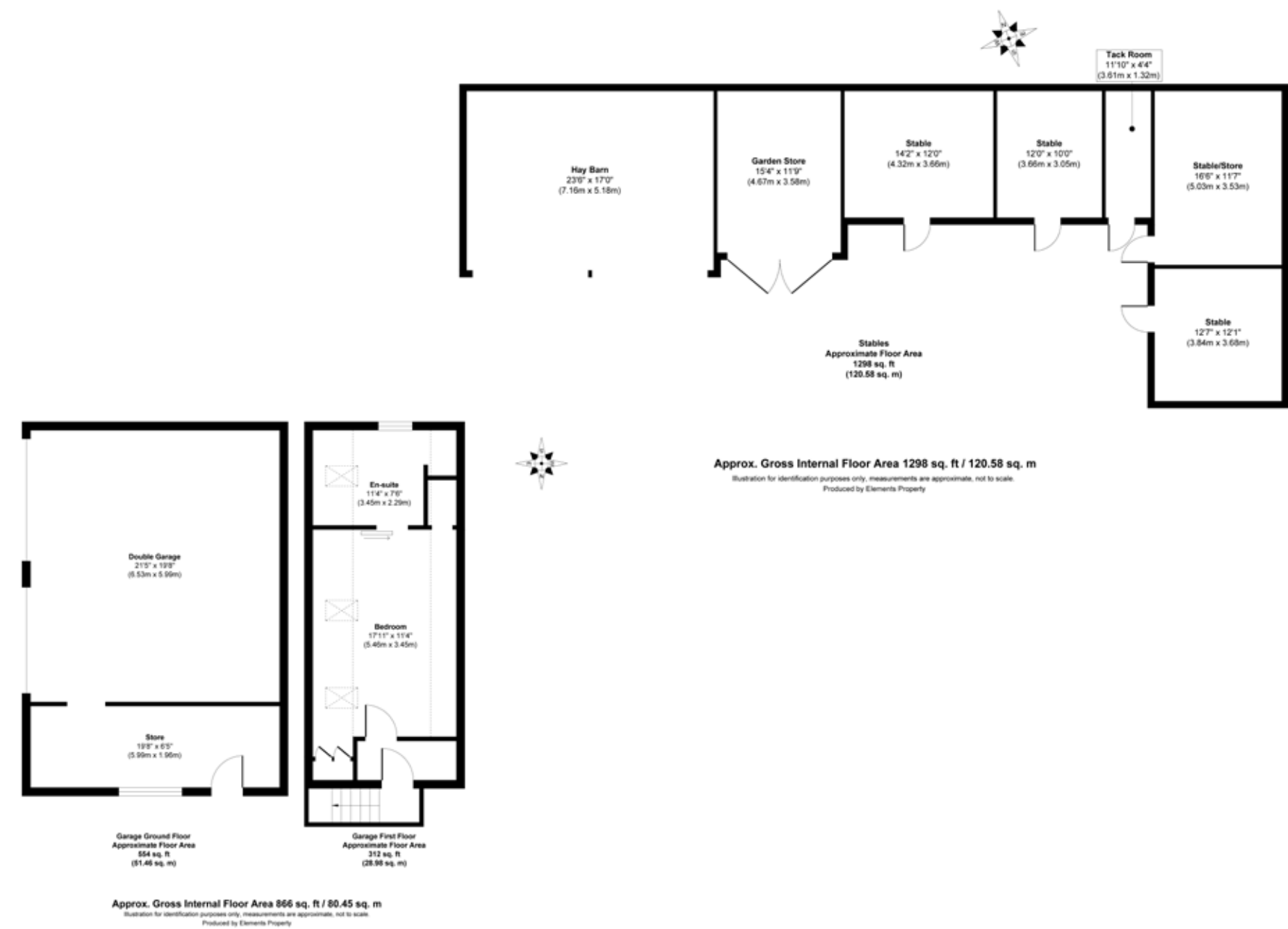
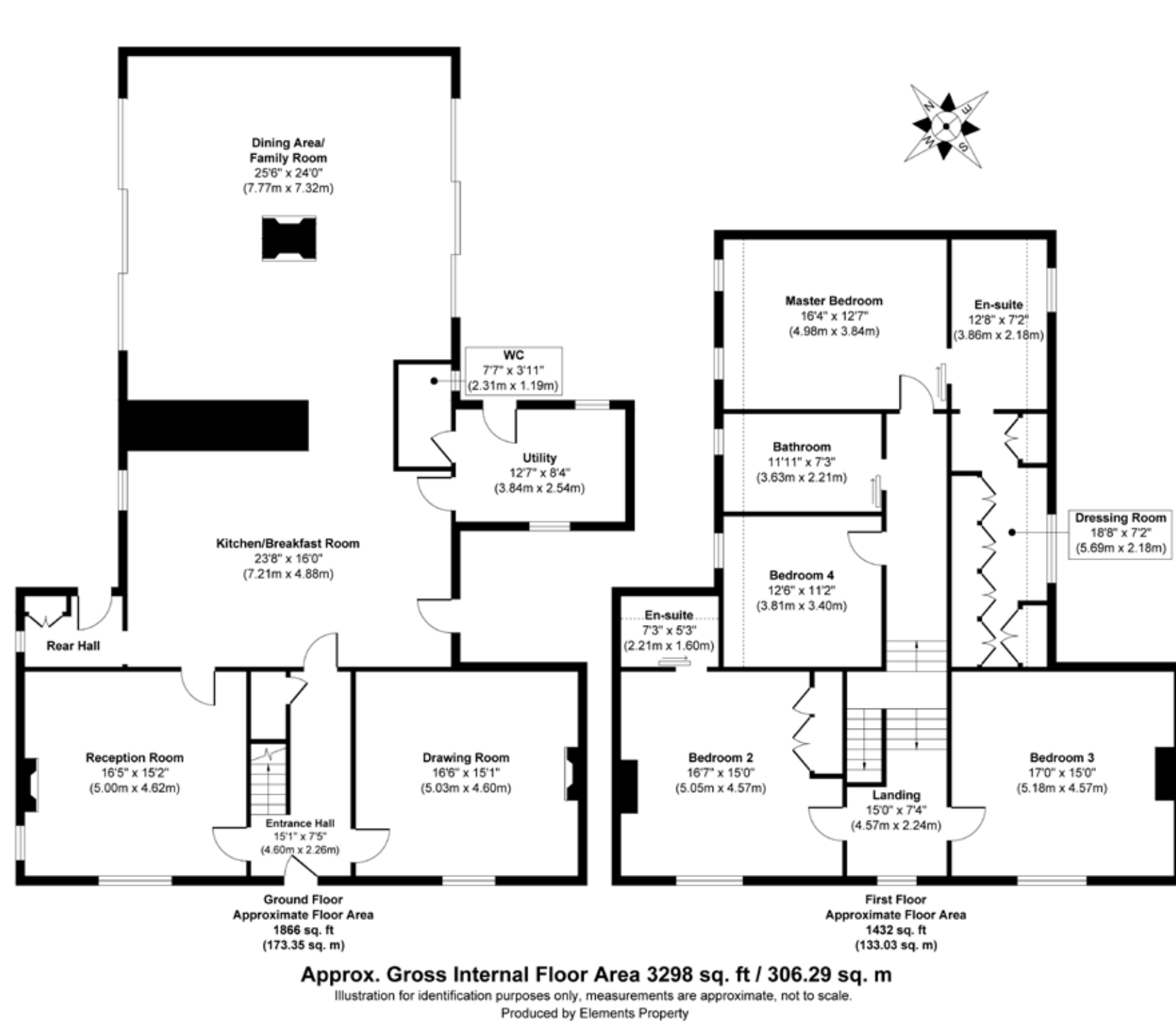
entertaining. Tasteful exterior lighting highlights walls, trees and decorative features, all on timers for convenience and economy. Over 50 trees have been planted including more than 200 metres of traditional English mixed hedgerow.

The smart timber stable block comprises 4 large stables, also including a tack room, a garden store with double doors and a sizeable open-fronted hay barn. All are lined with hardwood plywood, and the stables have rubber mat flooring. Electricity and water also is supplied to the block. Although the property is extremely secure and fully enclosed, there are some CCTV cameras that overlook the front gate, the stables and the field entrance.

The location of Mill House is in rural fenland but close to the A17 which takes you into Norfolk to the east, and to the northwest of the country in the opposite direction. The market town of Holbeach is around a 7-minute drive and Spalding about 20 minutes which is on the A16 that connects with Peterborough and the A1 southbound.

A choice of primary schools, Fleetwood Lane and Gedney Church End, are only about a 5-minute drive both rated Good by Ofsted, whilst the property is in catchment for the sought-after grammar schools in Spalding with the High (for girls) rated Outstanding by Ofsted and the Grammar (for boys) rated Good. Holbeach Academy is also rated Good and is only 5 minutes away. Independent education is at Wisbech Grammar School about 12 miles (20 minutes) south, with Spalding offering Ayscoughfee Hall prep school.





Agents notes:

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**Local Authority:** South Holland District Council

**Council Tax Band:** C

**Services:** Mains Electricity, Septic Tank and Oil Fired Central Heating

**Tenure:** Freehold

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