

Edlesborough Mill

Buckinghamshire



An historic watermill and windmill set in a charming yet convenient rural location

Edlesborough Mills, Edlesborough, Dunstable, Buckinghamshire LU6 1RU

Tring 4.7 miles, Berkhamsted 6.9 miles (London Euston 34 mins) Luton Airport 9 miles,
Central London 35 miles

Features:

Entrance hall | Sitting room | Dining room | Kitchen | Utility room
Walk-in larder | Boot room | Store room | Two guest cloakrooms
Study | Conservatory | Bedroom with ensuite shower

Large drawing room | Roof terrace | 2 Bedrooms with ensuite facilities | Guest cloakroom | Linen room | Principal bedroom with dressing room and ensuite bathroom | Bedroom and Bathroom

Windmill built over 5 floors with kitchen, cloakroom, sitting room, 2 bedrooms, and bathroom

Range of traditional outbuildings including garage, storage barn, kennels and glasshouse | Gardens and grounds | Pasture and woodland | Approximately 0.75 miles of the River Ouzel Millpond and 3 further ponds of about 2.4 acres in total

About 23.39 acres in all





The property

Constructed of mellow red brick under a pitched pitched clay tile roof Edlesborough Mill was built in the early 19th century and was last known to have been sold by auction in 1917. Originally a working mill using water from the River Ouzel the mill has been successfully converted to create a handsome private home. Internally the house combines light and spacious reception rooms with comfortable bedroom accommodation on the first and second floors. Of particular note is the exceptional first floor drawing room (37ft x 31ft) where the original working components of the mill have been retained and offering outstanding views over the mill ponds, River Ouzel and the Chiltern Hills beyond.

The Windmill

Standing to the west of the watermill is the Old Windmill, now beautifully converted to provide unusual secondary accommodation over five floors. The windmill has two bedrooms, the second situated at the top of the building with exceptional far reaching views over the surrounding countryside.

Gardens and Grounds

Well maintained lawns flank the two principal ponds at Edlesborough Mill which are edged with graceful weeping willows and an avenue of pollarded poplars. In all there are four ponds comprising about 2.4 acres which attract an abundance of wildlife. The ponds are fed by the River Ouzel of which about 0.75 miles runs through the grounds.

To the south of the mill house is open pastureland studded with a selection of mature specimen trees and productive fruit trees; ideal for the equestrian enthusiast.

Location

The property falls within the Aylesbury Grammar Schools catchment and there is a wide choice of independent schools in the district including Beechwood Park, Tring Park School for the Performing Arts and Berkhamsted Schools for boys and girls.

Communications are excellent with fast and frequent trains leaving Berkhamsted reaching London Euston in 34 minutes or from Leighton Buzzard reaching London Euston in 35 minutes. The M1 junction 9 is 7 miles away and Luton Airport is 9 miles distant.

Directions

From Berkhamsted take the B4056 north to Dagnall. At the roundabout in Dagnall. At the roundabout in Dagnall turn left onto the B440 signposted to Leighton Buzzard. Proceed over the xxx roundabouts onto the B440 and take the first turning right towards Edlesborough after 0.4 miles. Follow this lane and take the first turning right heading out of the village. The entrance will be found after about 0.5 miles on the right.

General Remarks and Stipulations

Tenure: The property is offered for sale freehold with vacant possession on completion.

Services: Mains electricity and water are connected to the property. Gas fired central heating and private drainage. Broadband connection.

We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Local Authority: Buckinghamshire Council

EPC:

Edlesborough Mill: E
The Windmill: E

Council Tax:

Mill House Band H £4,195.54 2022/3
Windmill Band D £2,097.82 2022/3

Easements, wayleaves and Rights of way: The Property is offered for sale subject to any public or private rights of way and all easements and wayleaves referred to in these particulars or not.

Guide Price: £3,850,000





Floorplans for Edlesborough Mill

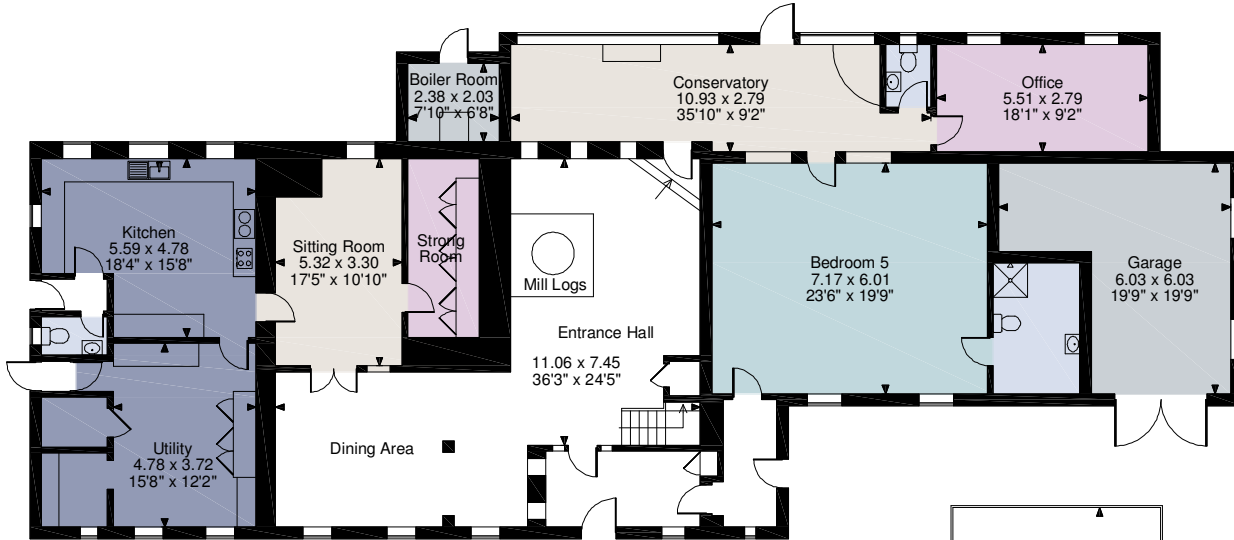
Main House gross internal area = 5,821 sq ft / 541 sq m

Garages gross internal area = 857 sq ft / 80 sq m

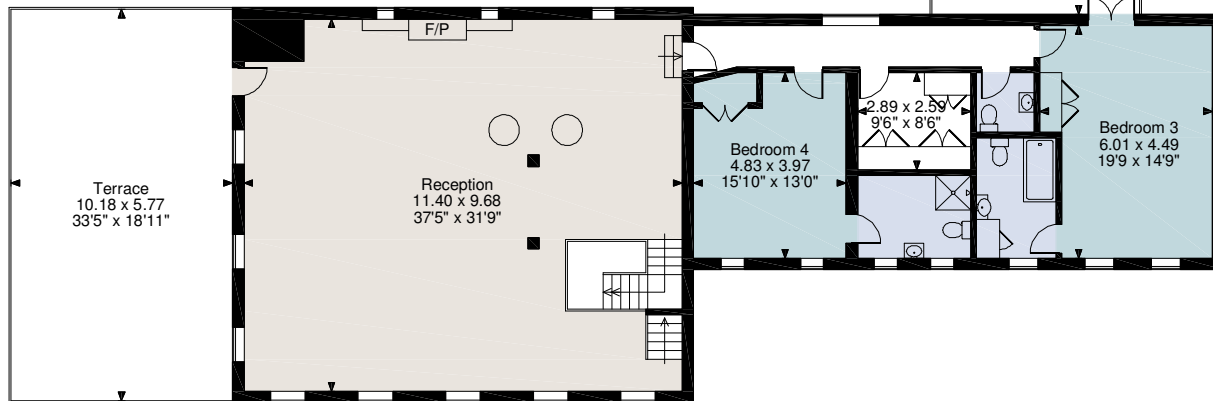
Boiler Room gross internal area = 52 sq ft / 5 sq m

Windmill gross internal area = 886 sq ft / 82 sq m

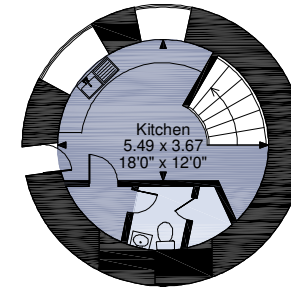
Terrace external area = 806 sq ft / 75 sq m



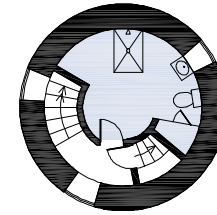
Ground Floor



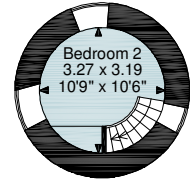
First Floor



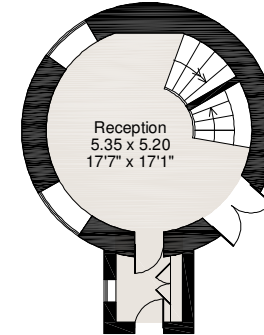
Windmill Ground Floor



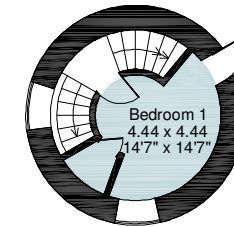
Windmill Third Floor



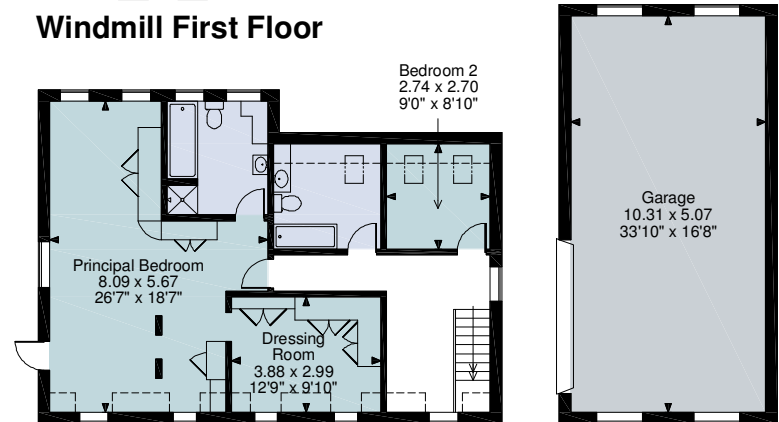
Windmill Fourth Floor



Windmill First Floor



Windmill Second Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Edlesborough Mill

Total Area (9.47 ha / 23.39 ac)

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