



# ISLIP MILL HOUSE

ISLIP | NORTHAMPTONSHIRE

**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS



## Islip Mill House | Mill Lane | Islip | NN14 3JN

Thrapston 1 mile, Kettering 9 miles Oundle 9 miles Northampton 20 miles

An attractive Mill House with versatile accommodation, enjoying outstanding riverside gardens, with mill stream & pond with mooring and fishing rights, in all about 1.68 acres.

A rare opportunity to live in an idyllic location whilst perhaps enjoying income from a successful Airbnb business from part of the property.

Hall | Sitting Room | Dining Hall | Drawing Room | Breakfast Room | Kitchen | Utility Room | Cloakroom

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Two Staircases | Landing | Five Bedrooms | Two Bathrooms

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Second Floor Landing | Large Master Suite with Bedroom and Bathroom

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Gated Drive | Lawned Gardens | Terrace | Boat House | Moorings | 195ft River Frontage plus Mill Pond  
Successful track-record with Airbnb



## **The Property**

Islip Mill House dates from the middle of the 18th Century. It, along with the attached Mill, is Listed Grade II. The property has evolved over time with alterations being made in the early and mid-19th Century, creating a comfortable and versatile family home with plenty of character. Recent, sympathetic updates and improvements have been made, including the installation of new kitchen and bathroom fittings, along with repointing and other maintenance. The layout has meant that the owner has been able to derive a healthy income from Airbnb guests in part of the property, whilst living undisturbed in the rest of the house. Further details on request.

The environment in which the property sits is rather special and a haven for flora and fauna, both on the river and within the extensive garden. Kingfishers, swans and even an otter, are frequently spotted on the river, from the terrace. Deer wander through the garden. The majority of the rooms enjoy a river or garden view. Those that do not, enjoy views over the neighbouring countryside. The accommodation is set over three floors and offers a high degree of versatility in its use, including the option to create annex type living, if required. The ground floor is entered via a limestone floored hall with a door into a useful boot / utility room. The hall leads through to the dining hall which has an impressive fireplace, a quarry tiled floor and a door out to the river terrace. The drawing room or 'river room' as it is known, lies adjacent and has a window over-looking the mill race and French windows opening to the riverside terrace. The open fire creates a cosy focal point.

The family room, with a bay window over-looking the front garden and drive, enjoys plenty of light. It too, has a fireplace.

The breakfast room enjoys a dual aspect with garden and river views. It has a stripped pine floor and a fitted dresser. An arch opens to the kitchen which has a quarry tiled floor and is fitted with a range of wall and base units with hardwood work-surfaces and a Belfast sink. The oil-fired Aga provides the cooking facility. A door leads to the terrace. Off the entrance hall is the guest cloakroom with a range of fitted cupboards with ample storage for a family house. Beyond is the WC.

There are two staircases to the first floor. The main stairs lead from the dining hall to the main landing. The secondary stairs run from the entrance hall to the principle suite, which is set over two floors, also giving the possibility of creating an independent, north wing to the house, perhaps ideal for a teenager or long-term house guest. The main landing provides access to four of the bedrooms and the family bathroom. Each of the bedrooms has a pleasing view of the river or the garden. There are fireplaces in many of the rooms and the second bedroom has an en suite bathroom.

The lower landing is within the aforementioned suite and provides space as a dressing room or sitting room. The window over-looks the mill pond. A door leads through to another reception room or dressing room and then on to the study. A staircase rises to the second floor where there is a further landing, a large bathroom with twin wash basins and a walk-in shower and WC. Beyond, is a huge master bedroom with lounge area to one end.

The house is approached from Mill Lane via a pair of remote-controlled electric gates, set within a high garden wall, adding to the privacy of this wonderful home. A sweeping gravelled drive, with central shrub bed, leads to the front door and on to a parking area. Openings in the original garden wall lead through to the extensive lawn. A path leads on to the cobble and flagstone terrace, which can be reached from a number of rooms within the house. This is a beautiful place for alfresco dining whilst enjoying the wildlife and the lengthy view up the river. Across the extensive main lawn, is the timber boat house with slipway. A useful timber workshop is set beyond the lawn. The garden has hedging and mature trees to the perimeter. Outside the garden wall is a carport. Across the lane is the mill pond and river bank, which belongs to Islip Mill House and is included in the sale. This offers further fishing and mooring potential.

## **Location**

Mill House is set on the mill stream on the River Nene, in a tranquil and rural position at the end of Mill Lane, about 300 metres from the village of Islip. The market town of Thrapston is about a mile away by road or only about 500 meters by boat, along the river Nene. The town offers a good range of shopping and leisure facilities. More extensive facilities are available in the towns of Kettering, Wellingborough, Northampton and Peterborough, each of which offer main line rail links to London, with journey times from about 48 minutes. There is excellent schooling in the region with state schools in Thrapston and prominent private schooling in Oundle, Kimbolton and Wellingborough.





## The River Nene

This beautiful watercourse rises near Northampton and flows through the county and into Cambridgeshire at Wansford. It then flows past Peterborough to Wisbech and into the North Sea. The river supports an abundance of wildlife including otters, eels, plenty of fish varieties and birds. The Nene is an important navigation link between the Grand Union canal at Northampton and the Middle Level, which crosses the Fens and links with the rivers Great Ouse and the Camb, allowing boats to reach the Fenland market towns as well as Cambridge, Ely and Bedford. There are marina and boatyard facilities at Northampton, Thrapston, Oundle and Stanground. The river comes under the control of the Environment Agency which issues licences and lock keys.











#### Services

Oil-fired heating. Private drainage, water & electricity.

#### Tenure

Freehold, with vacant possession.

#### Local Authority

North Northamptonshire Council

#### Council Tax band - E

#### EPC

Exempt -Listed Grade II.

#### Viewings

A pleasure, but strictly by appointment with  
Woodford & Co. Telephone 01832 274732.

[info@woodfordandco.com](mailto:info@woodfordandco.com)

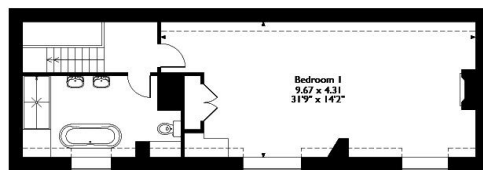




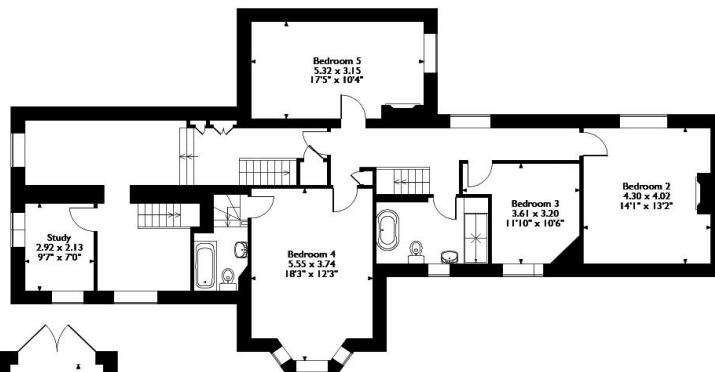








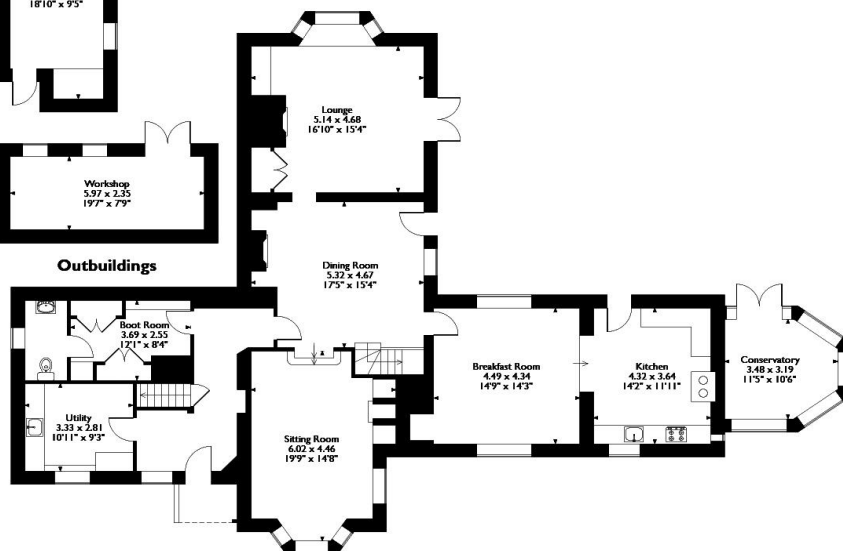
Second Floor



First Floor



Outbuildings



Ground Floor



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**Total Approx Gross Internal Floor Area = 376 Sq/m - 4048 Sq/ft**

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