DAVID MARTIN GROUP

Millwrights

Tiptree, CO5 0LQ

Guide Price £800,000 - £875,000

EPC Rating 'D'

- Grade II listed 18th-century tower mill
- Four Bedrooms & Three Bathrooms
- Contemporary Kitchen/Breakfast Room
- Two Spacious Reception Rooms

Property Description

David Martin Estate Agents are delighted to present The Windmill, historically known as Messing Maypole Mill - an exceptional four-storey Grade II listed red-brick tower mill dating back to 1775, originally constructed by renowned Colchester millwright John Matchett. Thoughtfully converted into a striking four-bedroom residence, this rare and character-filled home offers three bathrooms, two reception rooms, a spacious kitchen with central island and a separate utility room, beautifully combining historic charm with contemporary comfort. Centrally situated within the popular village of Tiptree, the property is within walking distance of local schools, shops and a wide range of village amenities, offering an enviable and convenient setting for modern family living.

Occupying approximately one-third of an acre, the property benefits from gated access, extensive gardens, generous parking, an integral garage/workshop and a detached double carport. The Windmill has undergone a comprehensive renovation, including repointing and works to the roof, alongside further modern enhancements such as air conditioning, ground-floor underfloor heating and sympathetically restored bespoke wooden windows. An extraordinary piece of local history, this magnificent residence offers a truly unique lifestyle opportunity and is a property that must be viewed to be fully appreciated.

GROUND FLOOR

RECEPTION ROOM
26' 07" x 26' 07" (8.1m x 8.1m) Enter the property via the front entrance door, which opens into the impressive main circular reception room. This distinctive space features retained and preserved mill workings, including the original wheel and millstones, exposed timbering, and a tiled floor with underfloor heating. A window overlooks the side aspect, while a door provides access to the rear garden.

MEZZANINE

OFFICE/STORAGE SPACE
11' 08" x 11' 0" (3.56m x 3.35m)
KITCHEN/BREAKFAST ROOM
19' 01" x 13' 06" (5.82m x 4.11m) Contemporary kitchen/breakfast room forming the true hub of the home, offering a stylish and sociable space perfect for family life and entertaining, fitted with a comprehensive range of base units with granite worktops over, inset sink with drainer and mixer tap, double eye-level oven, space for fridge/freezer, and a large central island with excellent storage beneath, breakfast bar and inset gas hob with extractor over, radiator, spotlights, built in cupboard housing gas fired combination boiler. The tiled floor with underfloor heating adds comfort and practicality, while the front-facing window creates a welcoming and highly functional heart of the home.

LOUNGE
22' 05" x 15' 05" (6.83m x 4.7m) A spacious and bright room featuring exposed brickwork, windows to both the front and side, and a door leading directly to the rear garden. The room also benefits from two radiators and air-conditioning unit.

BATHROOM
Window to the rear, shower cubicle, roll-top bath, wash hand basin with storage beneath, closed cistern W.C., tiled floor, part-tiled walls, radiator and heated towel rail.

UTILITY ROOM
Fitted with wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, tiled floor, spotlights, space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING
Windows to front and side.

BEDROOM ONE
18' 047" x 16' 02" (6.68m x 4.93m) Circular bedroom featuring the original windmill workings and exposed timber beams, two windows and a radiator.

ENSUITE
Shower cubical, low-level W.C, wash hand basin, tiled floor.

SECOND FLOOR LANDING
Window to side.

BEDROOM TWO
18' 01" x 7' 04" (5.51m x 2.24m) Two windows, built in wardrobe, radiator, door to Jack and Jill cloakroom.

BEDROOM THREE
13' 01" x 9' 04" (3.99m x 2.84m) Window to rear, radiator, built in wardrobe, door to Jack & Jill cloakroom.

JACK & JILL CLOAKROOM
Low level W.C, hand wash basin.

THIRD FLOOR

BEDROOM FOUR
18' 04" x 18' 04" (5.59m x 5.59m) Two windows, radiator, windmill workings, radiator, stairs to machinery room.

FOURTH FLOOR

MACHINERY ROOM
Spectacular vantage point, with panoramic views stretching across the surrounding countryside.

OUTSIDE
Gated access leads to a large gravel driveway, providing ample off-road parking for multiple vehicles, and continues to a detached timber-framed, pitched-roof double carport with power and light connected.

INTEGRAL GARAGE/WORKSHOP
18' 10" x 15' 05" (5.74m x 4.7m) Double timber doors, with power and lighting connected, and an integral door providing access to the utility room.

GARDEN
The property benefits from a generous garden extending to the front and side of the windmill, predominantly laid to lawn and complemented by mature trees. To the rear is a large patio area, conveniently accessed from the lounge, together with an additional patio seating area with a pergola over. A shed is also included and will remain, outside tap and power point.

The Windmill

The Windmill, Tiptree, CO5 0LQ

Approximate Gross Internal Area = 249 sq m / 2686 sq ft

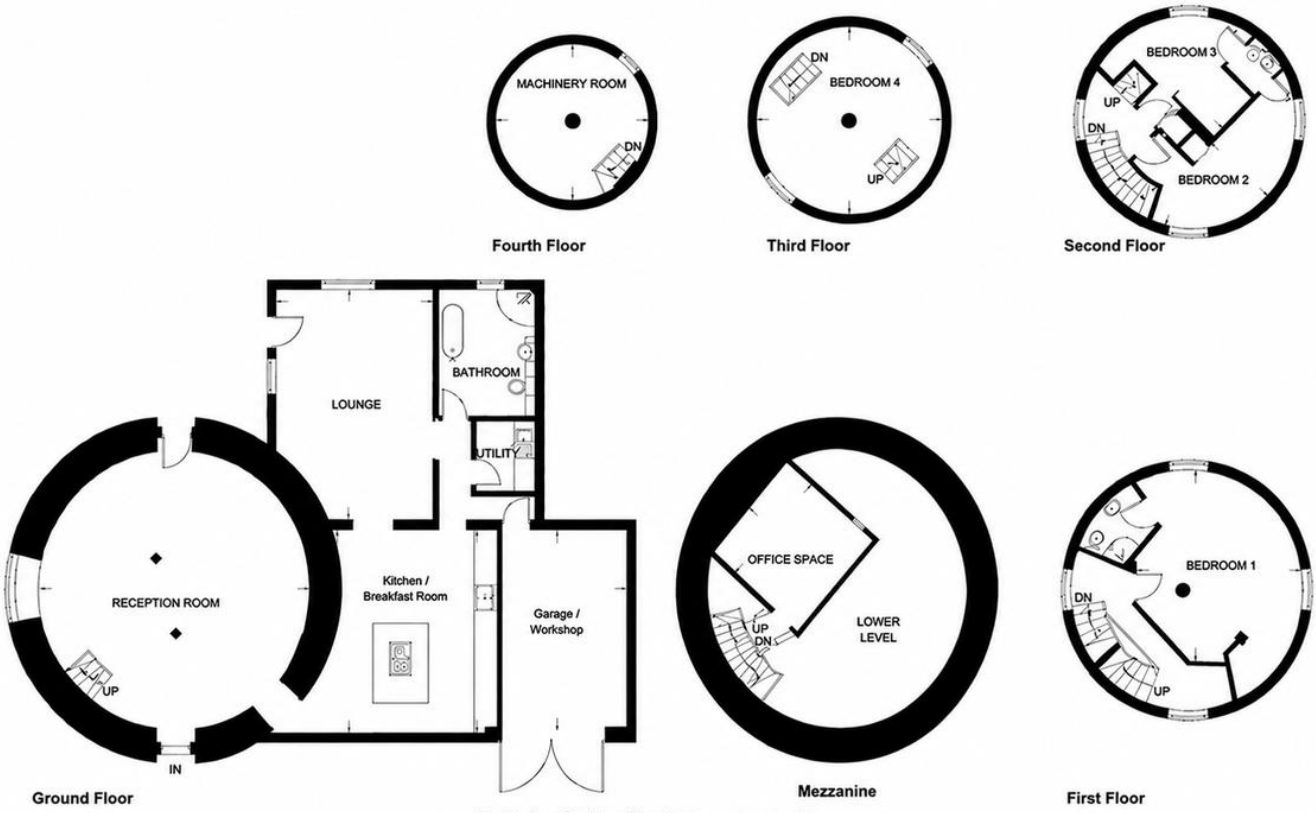
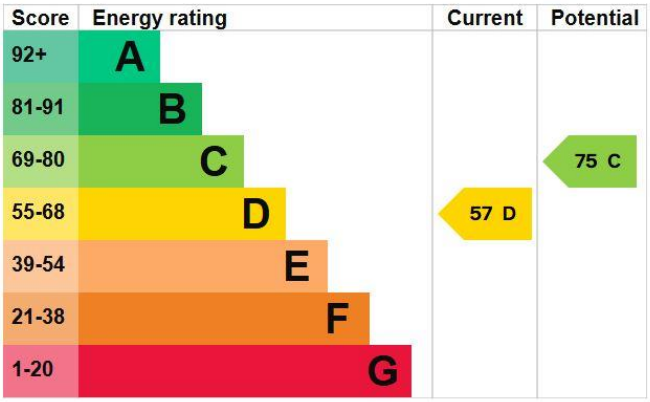


Illustration for identification purposes only, measurements are approximate, not to scale.



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