



22 Mill Lane

Saffron Walden





22 Mill Lane

Saffron Walden

Occupying a generous plot of approximately 0.39 acres and tucked away within one of Saffron Walden's hidden locations, **Mill House, 22 Mill Lane** is a substantial four/five bedroom detached period home that offers an exceptional combination of history, character, versatility and outside space, all within a short walk of the town centre and in catchment for Saffron Walden County High School.

Believed to have been built around **1838 for the miller of Copt Hall Mill**, which once stood within the garden, Mill House enjoys a fascinating local heritage. The windmill itself was removed around **1896**, but the home remains as a lasting part of the site's history, giving the property an especially distinctive story and sense of place.

Extended over time to create its current footprint, the property now provides expansive accommodation of approximately **2,830 sqft**, including a highly useful self-contained annexe above the detached double garage. This is a home perfectly suited to growing families, those requiring flexible work-from-home space, multi-generational living, or buyers seeking ancillary accommodation for guests.

The main house offers a warm and welcoming feel throughout, with its layout centred around a spacious hallway leading to the principal reception rooms. There is also a particularly useful **walk-in boot and coat room** at the end of the hall, ideal for busy family life. The impressive **22ft sitting room** is a particularly attractive space, complete with a brick fireplace creating a cosy focal point.

There is also a separate dining room, ideal for both formal entertaining and family gatherings, together with a further family room and two additional study areas, giving the house an excellent degree of adaptability.





Whether used as home offices, playrooms, hobby rooms or occasional bedroom space, these additional rooms add greatly to the flexibility of the property. A ground-floor shower room further enhances the practicality of the accommodation.

The kitchen/breakfast room extends nearly 23ft and combines charm with **functionality**. It features shaker-style cabinetry, dark stone worktops, a butler sink, and a Rayburn cooker, along with a **built-in induction hob, fan oven, and dishwasher** for modern family living. There is space for informal dining, and doors open to the garden for outdoor connection. A separate utility room helps organise daily life, and a basement offers additional storage.

On the first floor, there are four charming bedrooms, including an impressive principal suite with a vaulted ceiling, exposed timbers, an adjoining dressing area with **ample cupboard space**, and a separate shower room with **eaves storage**. The other bedrooms are also comfortable and are serviced by a spacious family bathroom, making the home ideal for family living.

The gardens are a standout feature, extending to about **0.39 acres** in a central location. Mainly laid to lawn and surrounded by mature trees and hedging, the grounds offer privacy and seclusion. For gardening enthusiasts, there's a **large vegetable patch, greenhouse, and an outhouse** (approximately 3.2m x 2.5m). A variety of **fruit trees**, including apple, pear, damson, fig, plum, greengage, and quince, enhance the garden's productivity.

To the front, a large driveway provides extensive parking and access to the detached double garage, which benefits from **mains power**. There is also a **Pod Point electric car charger** on the drive, adding further practicality for modern living. Above the garage, the self-contained annexe is a superb addition, comprising a bright studio/living space with a kitchenette and a shower room. Ideal for guests, dependent relatives or independent working, it adds another layer of appeal to this already impressive home.







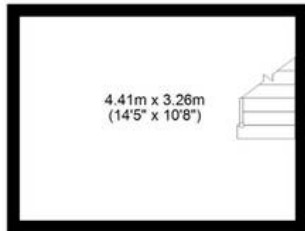




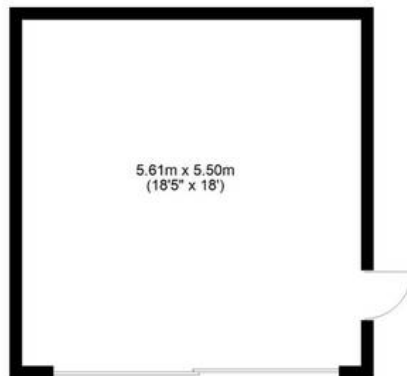
Ground Floor



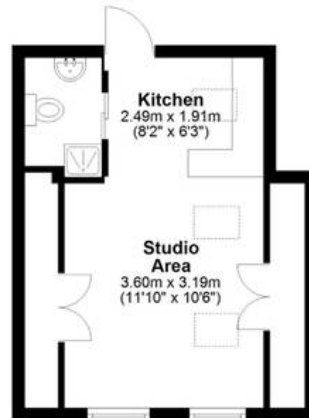
Basement



Garage



Annexe Above Garage



First Floor



Gross internal floor areas
Basement 14 sqm (154 sqft)
Ground Floor 127 sqm (1371 sqft)
First Floor 97 sqm (1049 sqft)
Annexe above Garage 23 sqm (256 sqft)
Total 261 sqm (2830 sqft)





Pottrill
Holland

Property Agents



Pottrill Holland Property Agents

Office 5 The Granary, Compass Courtyard - CB11 4UL

01799 334431 • info@pottrillholland.co.uk • <http://www.pottrillholland.co.uk>

Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.