



JOHN ALEXANDER
ESTATE AGENTS

Millwrights | Tiptree | CO5 0LQ



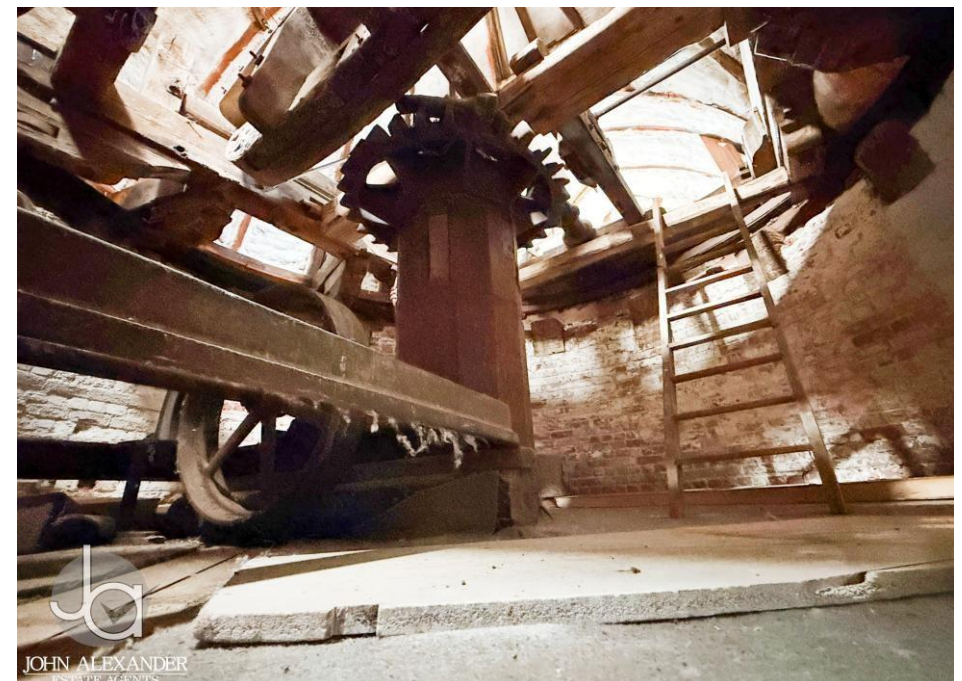
JOHN ALEXANDER
ESTATE AGENTS

OVERVIEW

GUIDE PRICE £1,000,000 TO £1,200,000

The Windmill, historically known as Messing Maypole Mill, is an exceptional four-storey Grade II listed red-brick tower mill dating back to 1775, originally constructed by renowned Colchester millwright John Matchett. Now thoughtfully converted into a striking private residence, this rare and character-filled home blends historic charm with contemporary comfort. Set within approximately one-third of an acre with gated access, expansive gardens, and generous parking.

The property offers a unique lifestyle opportunity and has been completely renovated, further enhanced by modern upgrades including air conditioning, underfloor heating to the ground floor, and sympathetically restored bespoke wooden windows. In addition, The Windmill has been fully renovated, including pointing and work carried out on the roof.



STEP INSIDE



The front door opens directly into the remarkable main reception room (26'7 x 26'7 / 8.10m x 8.10m), a circular space that forms the heart of the home. This extraordinary room retains the original mill workings, including the historic wheel and millstones, complemented by exposed structural timbers that celebrate the building's heritage. The sheer scale and volume of the room, combined with modern underfloor heating, create a space that is both dramatic and comfortable.

Leading from here, the accommodation flows seamlessly into the kitchen/breakfast room (19'7 x 11'11 / 5.97m x 3.64m), designed with sleek contemporary styling, featuring high-quality cabinetry, integrated appliances, and a central island with seating, making it a perfect social and functional hub. Adjacent is a well-proportioned sitting room (22'6 x 15'5 / 6.85m x 4.70m), offering a more relaxed and private living space.

Further ground floor accommodation includes a family bathroom, a utility room, and internal access to the integral garage/workshop. The layout on this level has been carefully planned to balance practicality with character.

A staircase rises from the reception room to the first floor, where the principal bedroom suite (18'4 x 16'2 / 5.60m x 4.93m) enjoys a striking circular layout and is complemented by an en-suite shower room. The sense of space and outlook from this level enhances the uniqueness of the property.





Continuing upward, the second floor provides two further bedrooms: one measuring 18'1 x 7'4 (5.51m x 2.23m) and another measuring 13'1 x 9'4 (3.98m x 2.85m), connected by a Jack and Jill WC arrangement, making it ideal for family or guests.

The third floor reveals a further impressive bedroom (18'4 x 18'4 / 5.60m x 5.60m), offering flexibility as a guest suite or additional reception space. From here, access leads up into the cap of the mill, where panoramic views across the surrounding countryside can be enjoyed, an extraordinary vantage point that truly sets this home apart.

Additional internal space includes a mezzanine level office (11'6 x 11'0 / 3.50m x 3.35m), ideal for working from home, and a former machinery room (15'0 x 15'0 / 4.57m x 4.57m), further enhancing the property's versatility.

Throughout the home, characterful features are balanced with modern comforts, including air conditioning and upgraded glazing, ensuring year-round efficiency and comfort.





STEP OUTSIDE

The Windmill is set within an impressive plot extending to approximately 0.33 of an acre, offering a wonderful sense of privacy and approach. Accessed via an electric gated entrance, the property immediately impresses with a sweeping gravel driveway providing extensive off-road parking for numerous vehicles, in addition to access to the integral garage/workshop.

The grounds wrap around the mill, with generous gardens positioned to both the front and rear, predominantly laid to lawn and providing an excellent outdoor space for recreation and entertaining. To the rear, a substantial patio area adjoins the property, creating the ideal setting for alfresco dining, while a second, more secluded patio area is positioned further into the garden and complemented by an attractive pagoda structure, offering a charming retreat.

The circular form of the mill creates a striking focal point within the grounds, further enhanced by mature planting and open aspects, while the overall setting provides both practicality and a peaceful environment befitting such a unique and historic home.



The Windmill

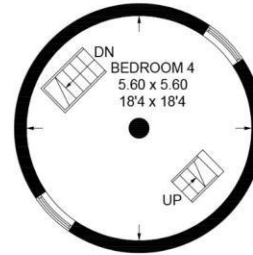
Approximate Gross Internal Area = 249 sq m / 2686 sq ft

Annexe = 290 sq m / 27 sq ft

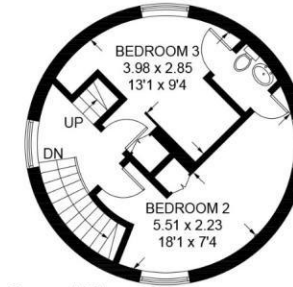
Total = 276 sq m / 2976 sq ft



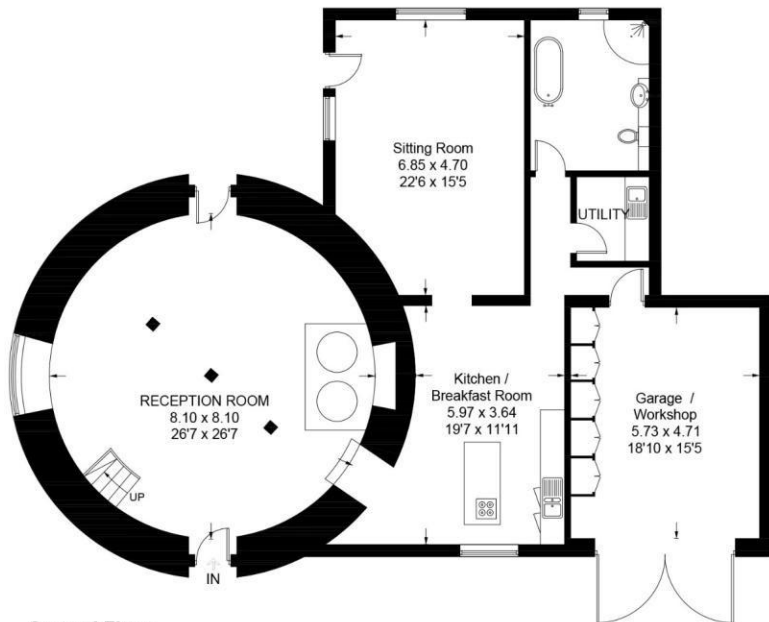
Fourth Floor



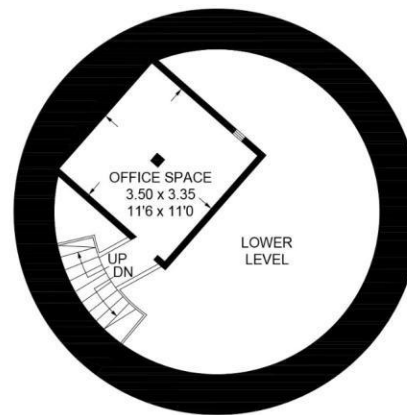
Third Floor



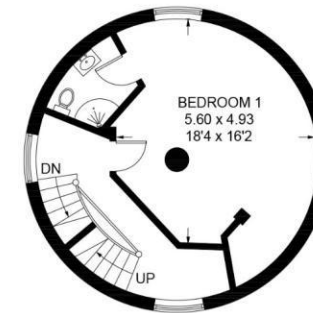
Second Floor



Ground Floor



Mezzanine



First Floor

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

