



Flat 19, The Old Silk Mill

MAYTHORNE

FLAT 19

The Old Silk Mill, Maythorne, Southwell, NG25 0RS

This attractive two bedroom second floor apartment forms part of a sympathetic and thoughtfully executed conversion of a former silk mill, now a Grade II listed building of considerable character and historical interest. Retaining an abundance of period features including exposed brickwork and original ceiling beams, the apartment successfully blends heritage charm with contemporary living. The property enjoys delightful views across open countryside and the mill pond, together with access to scenic rural walks and the wider amenities of Southwell. The Old Silk Mill forms the heart of Maythorne, a charming historic settlement established in 1785, comprising the mill, warehouse, workshops, mill pond and workers' cottages, and today offers a tranquil lifestyle in a picturesque riverside setting.





The Mill is approached via a secure communal entrance with intercom system linked to the apartment. A well-maintained communal lobby and stairwell provide access to the apartment's front door on the second floor.

The front door opens into an internal entrance hall which provides access to all rooms within the apartment. To the right is a useful storage cupboard with hanging rail, ideal for coats and household storage. To the left is a large utility cupboard housing the hot water tank and providing space and plumbing for a washing machine. Adjacent to this is a separate cloakroom fitted with a wash hand basin and WC, offering practical facilities for guests.



At the end of the hallway is the impressive dual aspect open plan living and dining room, a generously proportioned space featuring exposed brick walls and original ceiling beams. The room is naturally divided by structural pillars, creating clearly defined yet harmonious living and dining areas, and benefits from excellent natural light and attractive outlooks.

Adjoining the living space is the kitchen, which is fitted with a comprehensive range of wooden base and wall units beneath laminate work surfaces. Integrated and fitted appliances include a NEFF single oven and a Hotpoint four ring electric hob with extractor hood above. There is under-counter space for a fridge, freezer and dishwasher, together with a one and a half bowl stainless steel sink and drainer.





The apartment offers two well-appointed bedrooms, both benefitting from ensuite facilities. The principal bedroom is an exceptionally spacious king size room, enjoying glorious views over the mill pond and open countryside beyond. The room features fitted wardrobes and offers ample space for additional freestanding bedroom furniture. The ensuite bathroom is generously proportioned and fitted with a bathtub, wash hand basin and WC.

The second bedroom is a comfortable double or large single room, also benefitting from its own ensuite. This ensuite is fitted with a large shower enclosure, wash hand basin and WC, making it ideal for guests or as a flexible second bedroom or home office.





communal gardens

The Old Silk Mill is set within a delightful rural environment on the banks of the River Greet, surrounded by open farmland and countryside. The main mill building benefits from access to a communal lawned garden to the rear, which lies adjacent to the mill stream and mill race. A small footbridge provides direct access to open countryside beyond, enhancing the appeal for those who enjoy walking and outdoor pursuits.

To the front of the mill there is a communal car park with an allocated parking space for the apartment, along with additional visitor parking. From the communal hall there is also access to a shared storage area, ideal for bicycles. The communal gardens enjoy attractive views across the Maythorne fishing lakes and the river, further enhancing the tranquil setting.



local amenities

Countryside walks are quite literally on the doorstep, with direct access to the Southwell Trail providing a pleasant walk into Southwell in approximately 20 minutes. Maythorne itself is a small and friendly hamlet set away from the main road, offering a fishing lake, a café and a strong sense of community.

The nearby Minster town of Southwell offers a wide range of amenities including boutique shops, restaurants, doctors and pharmacies. Southwell is ideally positioned within the East Midlands, providing convenient access to Nottingham, Lincoln and Newark, with Newark Northgate offering mainline rail services to London in approximately 80 minutes.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

tenure

Tenure: Leasehold

The property benefits from a 999 year lease that started in 1987 (961 years remaining).

Ground Rent: £50 a year

Service Charge: £1,200

Agents Note: Due to a condition in the lease the property is not able to be let out.





finer details

Approximate Gross Internal Area:
115.8 sq m / 1246 sq ft



EPC rating: 56 | D
EPC potential: 84 | B

Local Authority: Newark & Sherwood District Council
Council Tax Band: C

Services: Mains water, drainage and electricity are understood to be connected. The property has a electric heaters. None of the services or appliances have been tested by the agent.

Possession: Vacant possession upon completion.

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.