



OLD MILL

MILL LANE, CASTOR, PETERBOROUGH, PE5 7BT

savills

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PETERBOROUGH, PE5 7BT

Grade II listed former mill on the River Nene.

Main House: Entrance hall ♦ drawing room ♦ sitting room
♦ dining room ♦ kitchen/breakfast room ♦ laundry room ♦ wc

First Floor: Master bedroom suite ♦ guest bedroom suite
♦ further 3 bedrooms & 2 bathrooms

Second Floor: 3 rooms for storage

Outside: Formal lawn ♦ terraces ♦ parkland ♦ woodland
♦ outdoor heated ♦ garaging, outbuildings & workshop

ABOUT 4.5 ACRES

Mileage

Castor 1 mile, Peterborough 5.1 miles, A1 motorway 4.3 miles, Bishop's Stortford 10 miles, Central London 98 miles (all distances are approximate)

Situation

The Old Mill sits in a private peaceful and rural setting with far reaching views over its gardens and the River Nene Valley. The property is just 1 mile from the centre of Castor in a convenient location with good access to Peterborough. There are good local services in the area including a range of shops in Peterborough, public houses and restaurants. There are numerous opportunities for rambling and country pursuits in the neighbouring Nene Valley countryside.

Castor is an attractive village of largely stone buildings 5 miles to the west of the Cathedral City of Peterborough's city centre. It has rich Roman origins and was the site of BBC TV Time Team excavation at St Kyneburgha's Church, a fine Norman church, in 2011.

Castor supports a village shop, public house, and is close to Peterborough Golf Club, whilst Peterborough itself provides a comprehensive range of retail and sports facilities, as well as main line commuter links to London and the north, as well as to Cambridge. Stamford, an attractive Georgian market town and the country's first designated Conservation Area in the 1960s provides a charming and eclectic range of shops of restaurants, and is also well known for Burghley House, whose gardens are a delight.



Along with its very good commuter rail and road links, the area is also spoilt for the choice of excellent private schooling and well-thought of state education, and Stamford, Oundle and Uppingham Schools, as well as The Peterborough School are just some of the well-known educational establishments within a 20 miles. The Old Mill is well located for the commuter with a fast service to London from Peterborough.

Description

The Old Mill is a Grade II listed former corn mill dating back to the early 19th Century. Built on the River Nene which meanders along its boundary and overlooking the Nene Valley, this stunning mill is situated down a quiet country lane. The Old Mill enjoys panoramic views over pretty countryside and sits in 4.5 acres of landscaped gardens.

The Old Mill also benefits from ample parking, a large stone barn/ workshops, fishing and mooring rights and substantial river frontages.

The main house is predominantly arranged over ground and first floor, with the second floor currently being used as storage.

Ground Floor: Consists of:- Three reception rooms, the largest reception room having quadruple aspect over gardens, kitchen, utility, boot room and two WC's.

First Floor: Hall leads to:- Master suite, with kitchenette, 4 double bedrooms (two of which are ensuite) and a further family bathroom.

Second Floor: Currently used as storage.

Gardens & grounds

A gravel driveway leads to the main house via detached stone barn and offers ample parking.

There is a beautiful Collyweston roofed summer house, a six-hole golf course, various York stone terraces with balustrades overlooking the mill pond and 300 feet of River Nene banks. All set in gardens of approximately 4.5 acres landscaped throughout. Two other streams leading to the mill pond traverse the property. All have fishing rights.

A deep water dock suitable for narrow or large power boats gives access to all the water ways of the region.

Services

Oil fired central heating, mains electric, private drainage and spring fed water.

Postcode

PE5 7BT

Energy Performance

Exempt.

Viewing

Strictly by prior appointment with the sole agents Savills.

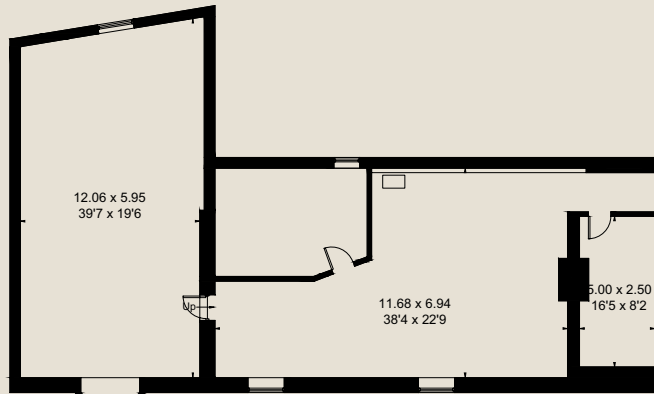


FLOORPLANS

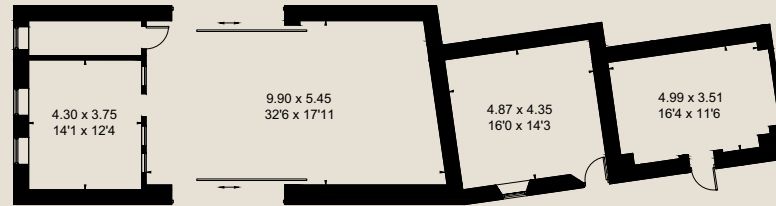
Gross Internal Area (approx) = 670 sq m / 7212 sq ft
(Excluding Void)

Outbuilding = 121.2 sq m / 1304 sq ft

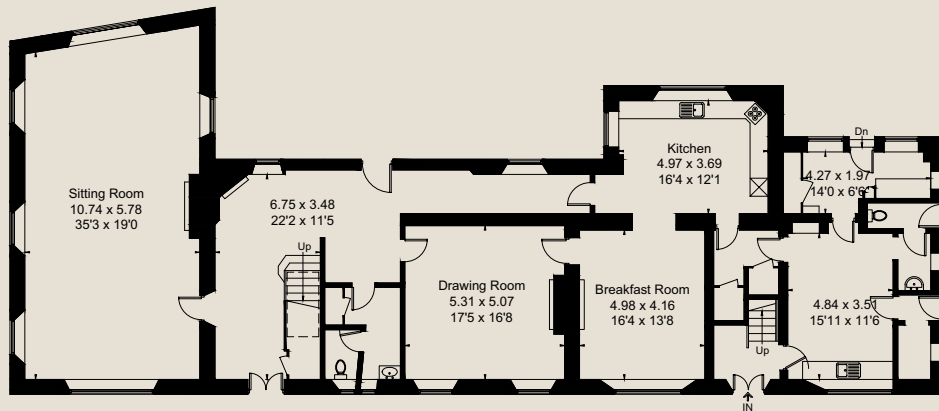
Total = 791.2 sq m / 8516 sq ft



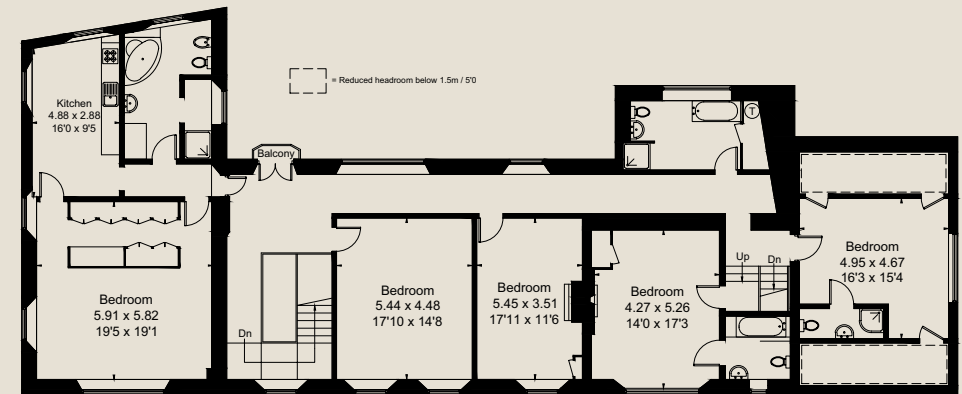
Second Floor



(Not Shown In Actual Location / Orientation)
Outbuilding



Ground Floor



First Floor

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