



# The Mill House

Hartford End  
Essex

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A meticulously restored Grade II\* and Grade II listed Georgian Mill House with cottage, separate office and further outbuildings set in mature parkland

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The Mill House, Mill Lane, Hartford End, Chelmsford, Essex  
Chelmsford 8.5 miles (London Liverpool Street 39 minutes) Felsted 2.4 miles,  
Stansted Airport 12 miles, Central London 52 miles

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*Features:*

Reception hall | Drawing room | Sitting room | Games room  
Kitchen/dining room/ Sitting room | Utility room | Cloakroom

Principal bedroom suite with twin dressing rooms and bathroom | 6 Further bedrooms | 5 bathrooms (3 ensuite)

Two bedroom self contained cottage

Separate modern office of about 1,500 sq ft

Extensive garaging and open fronted carport

Modern agricultural/Storage barn of 2,800 sq ft

Old stables and barn for refurbishment

Walled and formal gardens, Parkland

Pasture and woodland

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About 49.7 acres in all





### ***The Property***

Listed Grade II\* and part Grade II being of architectural and historic importance, the Mill House has undergone an extensive and exacting refurbishment. Dating from the late 18th and early 19th century the house is predominantly constructed of mellow red brick and part stuccoed under a clay tile and slate roof. The elegant front elevation overlooks the eastern terrace, the mill pond and parkland beyond.

Internally, the house combines light and spacious accommodation with comfortable bedrooms on the first and second floors. The restoration has successfully merged the traditional workings of the old mill with today's modern living requirements, best illustrated by the magnificent working kitchen with twin islands, comfortable timbered sitting area and triple aspect dining space. Likewise, the principal bedroom suite is beautifully appointed; part timbered with views over the millstream and millpond, including a sitting area, contemporary bathroom and well fitted twin dressing rooms.

### ***Outside***

#### ***Old Stables***

Lying to the north of the house is the granary, constructed of brick and part stuccoed under a slate roof. This would make ideal accommodation subject to the necessary consents.

#### ***Garaging***

Forming a partial courtyard are two open fronted garages and further closed garage. Beyond is a separate large, converted barn providing garaging for an additional three vehicles.

#### ***The Cottage***

Constructed on brick footings and part weatherboarded under a clay tile roof, the cottage has been recently built to provide single storey accommodation with open plan kitchen/dining/sitting room, two bedroom suites, utility room, and cloakroom. There is a separate open fronted cart lodge and garden.

### ***Offices***

Beautifully constructed from a traditional Essex barn, built on brick footings and partially weatherboarded under a clay tile roof. The offices are two storey and comprise about 1,511 sq ft with two WCs and a kitchen area.

### ***Modern Barn***

Constructed of breeze block, part weatherboarded under a shallow pitched roof, the barn provides a gross internal area of approximately 2,860 sq ft including a secure storage area.

### ***Old Stables and Tractor Store***

Two further traditional farm buildings both lying on the edge of the courtyard and requiring modernisation.

### ***Gardens and grounds***

The gardens and grounds are a principal feature of The Mill House with the River Chelmer being the focal point. To the west are the formal gardens, surrounded by a mellow red brick wall providing shelter to the well tended lawns and stocked herbaceous borders.

To the east is the mill pond with an attractive ornamental lily pond and weir water fall, adjoining mature parkland.

Approached from the dining area is the west terrace surrounded by a low protective wall, which is ideal for alfresco dining overlooking the mill race.

### ***The Land***

Approaching over a tarmac driveway which runs through the rolling pastureland and alongside mature woodland the house is reached having passed over the River Chelmer and the mill race.









### ***Location***

Situated on the outskirts of Hartford End, the Mill House is surrounded by well maintained agricultural land and lies between the villages of Ford End and Littley Green. There is nearby access to miles of footpaths and bridleways whilst the house itself straddles the picturesque River Chelmer, a haven for wildlife.

Felsted village about 2.4 miles distant and the market town of Great Dunmow about 7 miles away both of which offer good local amenities. The county town of Chelmsford has a more comprehensive range of shopping and leisure facilities.

Fast and frequent trains leave Chelmsford station reaching London Liverpool Street in 39 minutes. Access to the M11 is just 13 miles to the west and Stansted Airport is 12 miles away.

There is an excellent selection of both state and private schools in the district with a primary and pre-school at Felsted together with the renowned Felsted School for boys and girls from 4-18. There are secondary schools at Dunmow and Chelmsford and further primary schools in Ford End and Great Waltham.



The Cottage



Office Building



**General Remarks and Stipulations**

**Method of Sale:** The property is offered as a whole by private treaty with vacant possession on completion.

**Wayleaves, easements and rights of way:**

the property is being sold subject to and with the benefits of all rights, including; rights of way whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

NB Purchasers are informed that a footpath crosses part of the land. Further information is available from the agents.

**Tenure:** purchasers are informed that the cottage is currently let on an Assured Shorthold Tenancy. Part of the land is let on a Farm Business Tenancy

**Services:** Mains water and electricity are connected to the House, Cottage and Office. Drainage is to a private Solido E45/45 system. The house and office are heated by a biomass boiler, the cottage by an air source heat pump. Fibre optic cabling installed. Stand-by generator.

**Listing:** The Mill House is listed Grade II. The original mill is listed Grade II\* and the bridge is listed Grade II. The Cottage and Office are now deemed to be outside the listed curtilage.

**Local Authority:** Uttlesford District Council Tel: 01799 510510

**Council Tax**

The Mill House: Band H

The Cottage: Band E

The Offices are currently registered for business rates

**EPCs**

The Mill House TBC

The Cottage: Band B

The offices: B (commercial EPC)

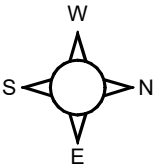
**Guide Price:** £6,500,000

Mill House, Mill Lane, Hartford End, Chelmsford, Essex

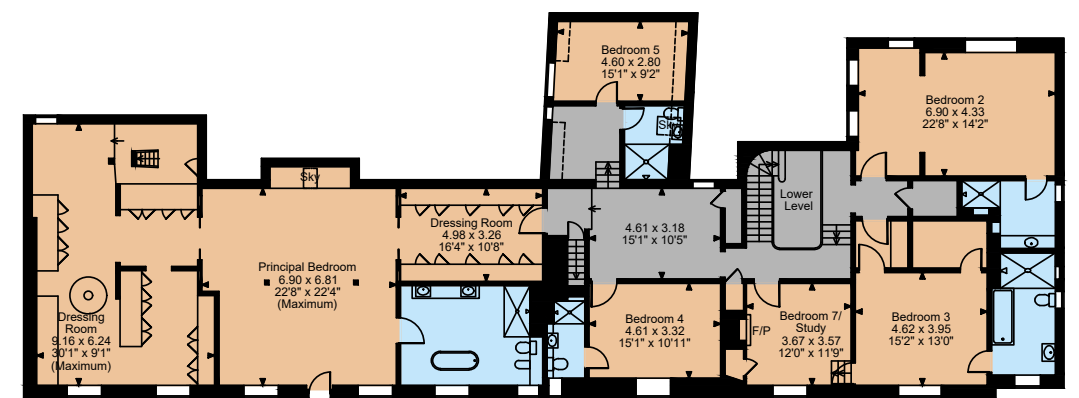
Main House internal area 7,797 sq ft (724 sq m)

Stores internal area 533 sq ft (50 sq m)

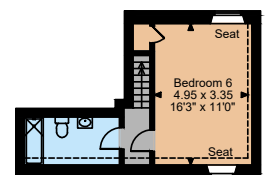
Total internal area 8,330 sq ft (774 sq m)



**Ground Floor**



**First Floor**



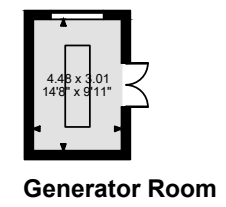
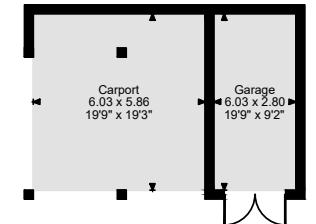
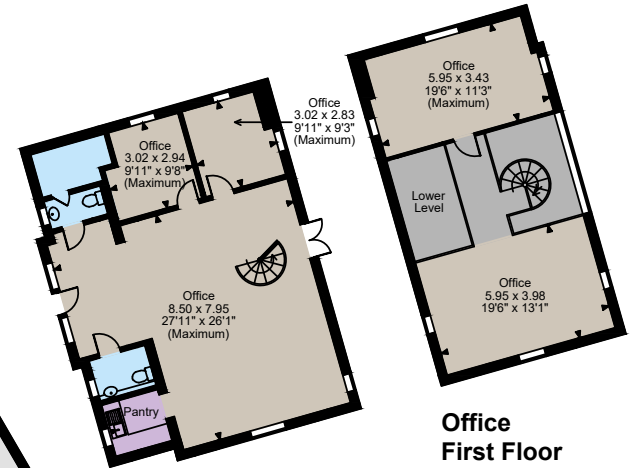
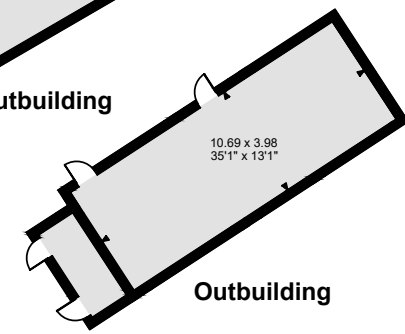
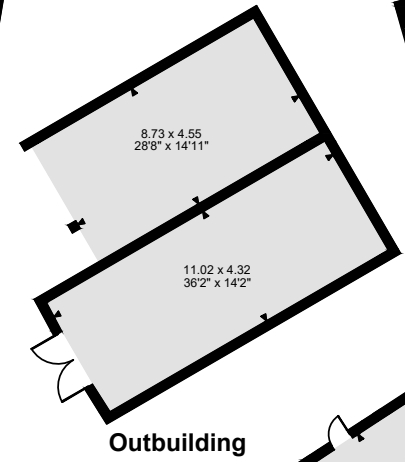
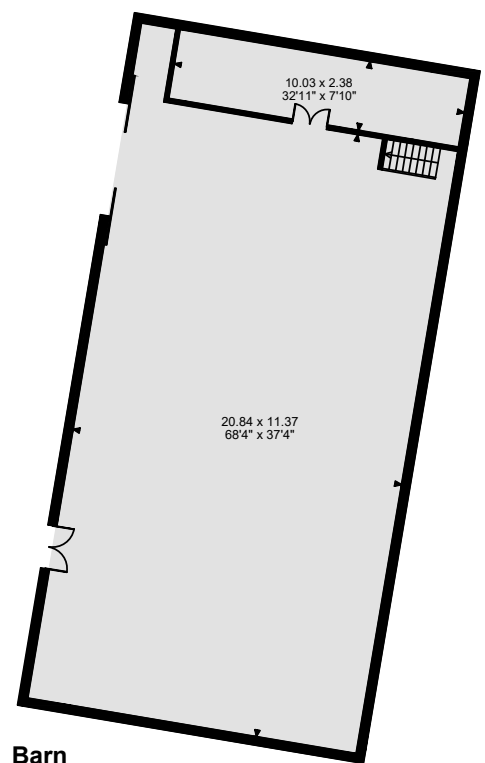
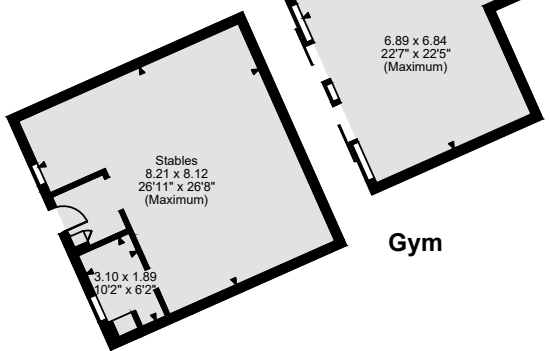
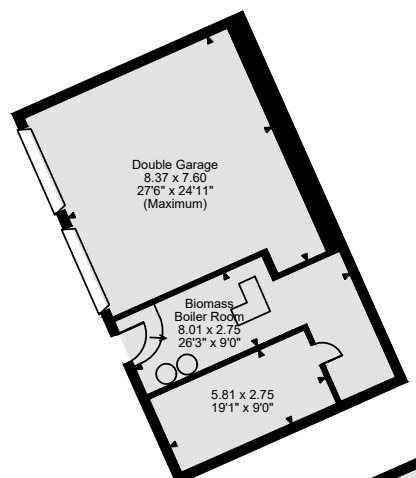
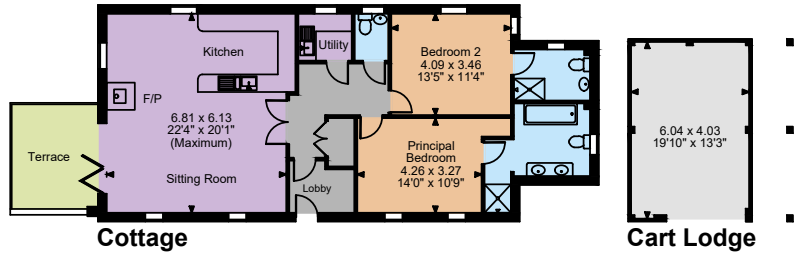
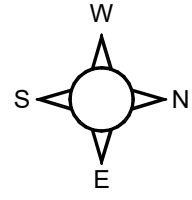
**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Mill House, Mill Lane, Hartford End, Chelmsford, Essex  
 Cottage internal area 1,136 sq ft (106 sq m)  
 Garages internal area 1,671 sq ft (155 sq m)  
 Outbuildings internal area 1,604 sq ft (149 sq m)  
 Office Building internal area 1,511 sq ft (140 sq m)  
 Barn internal area 2,860 sq ft (266 sq m)  
 Cart Lodge internal area 262 sq ft (24 sq m)  
 Old Stables & Gym internal area 1,179 sq ft (109 sq m)  
 Total internal area 10,223 sq ft (950 sq m)



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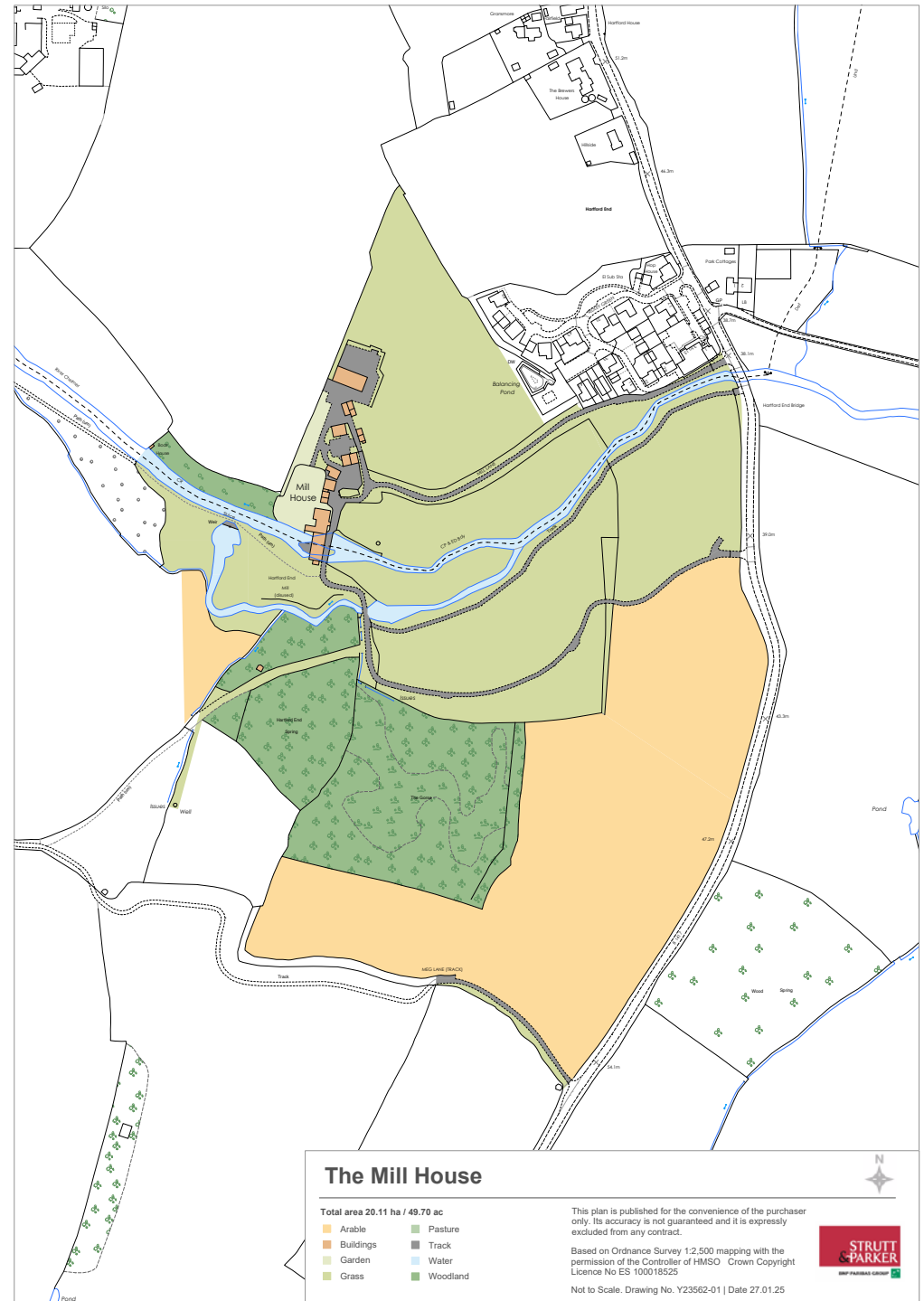
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