



Satchells

Bowmans Mill, Astwick, Stotfold, Hitchin, Hertfordshire, SG5 4BJ

£2,250,000 Freehold

A historic former Water Mill that has been fully renovated throughout.

A stunning opportunity has arisen to acquire this former Water Mill which has been sympathetically renovated throughout and extended to provide cavernous accommodation.

Set back from a country road in the Bedfordshire hamlet of Astwick approached by a winding track, stands the gates to this most imposing property.

Grade II listed Bowman's Water Mill is set amongst pretty meadows, with open countryside views and walks, yet conveniently within a few moments of good commuter links and flourishing towns and retail parks.

We understand that Bowman's Mill was the largest working water-wheel powered flour mill in Europe and is one

of the very few surviving corn mills out of 400 mills that were once in Bedfordshire.

The prestigious gault brick and slate roofed vast home, is comprised of an interesting combination of inspiring levels. Three storeys upstream side, four storeys on the downstream side, plus an upper floor, each with varying fantastic views across the east, west and south elevations.

Alongside the Mill in a court yard feel drive, stands a huge L shaped garaging and carport to house numerous cars. This garaging also holds possibilities for further options, such as another dwelling or office space (subject to planning permission).

Beyond the impressive arched front

doorway sits a grand entrance hall with an impressively high ceiling, towering main staircase with glass panelling, exposed beams and original pillars. There is also a unique central focal point, being a huge cast iron water wheel housed beneath a circle of glass. This immediately creates that wow factor, which continues on your journey throughout this unique character property that boasts an internal accommodation of over 10,000sqft.

From the reception hall are doors leading to the main ground floor rooms including a spacious kitchen/dining/family area, utility room, boot room, cloakroom and shower room. The kitchen is incredibly well equipped with a wide variety of 'top of the range' integrated appliances to include a twin drawer dishwasher,

induction hob, pop-up De-Dietrich extra wide extractor, two pyrolytic roasting ovens with 'slide and hide' doors, two plate warming drawers, microwave and American style fridge/freezer. There is a comprehensive range of solid shaker style cabinets all complimented with marble and granite worksurfaces. Patio doors from the kitchen access a raised patio area offering the ideal place to enjoy the surrounding views, and steps lead down to a large patio area and to the gardens beyond.

The first floor comprises the main living room, a generous space for families, boasting fantastic field views with patio doors leading out to a glass panel balcony overlooking the south and west gardens. From the first floor landing there are also two additional cavernous reception rooms which would serve well as a study and playroom. However, they also provide the option to be used as additional bedrooms.

The five main bedrooms are split over

the second and third floors and all comfortably cater for double beds with an en-suite to each. The high standard finish to each bedroom and en-suite all mirror the rest of the property with high quality fixtures and fittings. The master suite has the addition of a walk-in wardrobe/dressing area and enjoys the same views as the living room.

On the lower ground floor, accessed from a glazed inner building and stone staircase, is the indoor swimming pool with Bi-folding doors leading to the sunken patio. There is also a large mezzanine balcony that overlooks the swimming pool providing an ideal area for a home gym. This is accessed at ground floor level via the inner building.

Also from the lower ground floor you access a fantastic entertainment/games room with an internal viewing window through to the mills mechanical room that offers a fascinating insight to the mills historical machinery.

To the west side is an integral annex that is set over two floors and provides a generous living area, fitted kitchen, first floor bedroom and en-suite shower room. The annex is perfectly suited to cater as a residence for a nanny or guests staying over.

Bowmans Mill sits within private gated grounds of approximately 1.5 acres and is surrounded by beautiful countryside views. The gardens are a complete wrap around plot with walkable access surrounding the property and steps leading down to the sunken patio with an outside patio pool accessed via an underwater 'swim box' from the indoor pool. Further outside space includes a wild grass meadow and is bordered with a stream.

Having been restored and tastefully designed to retain it's character this Mill property also benefits from many modern day amenities including, amongst other things, electric gates, CCTV entrance, a high end alarm system,

integrated sprinkler system and integral speakers throughout.

For a full specification, further details and your appointment to view please contact Satchells Stotfold.

Surrounded by breathtaking countryside, Stotfold offers all the advantages of life in a small and charming town and yet, thanks to the area's superb transport connections, also ensures that the bright lights of London are within easy reach.

Graced by the River Ivel which runs through the town, Stotfold has always been a desirable place in which to live, with evidence of human habitation

stretching back to the Stone Age.

Recorded in the Domesday Book of 1086, the small settlement of Stotfold continued to develop largely because of its strategic positioning on the Great North Road, eventually being regarded by the 1800's as a prosperous place in which to live.

Today, the gentle passage of time is still evident within the town, with a number of surviving buildings bearing witness to Stotfold's unfolding history, including the Norman church of St. Mary's, Randall's Mill and many charming cottages. These are complemented by a comprehensive and more modern range of local amenities, including day to day shopping, a doctor's surgery and a choice of pubs and

restaurants. The educational needs of children of all ages are also well catered for by a number of excellent schools in the vicinity.

Located just minutes away from Junction 10 of the A1(M) and the national motorway network beyond, Stotfold is equally well-served by a local bus network, whilst London's Kings Cross station can be reached from the neighbouring village of Arlesey in a little under 40 minutes.








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