



FLITWICK MILL
FLITWICK

JACKSON-STOPS 



**FLITWICK MILL, GREENFIELD ROAD, FLITWICK,
BEDFORDSHIRE MK45 5BE**

TOTAL APPROX. FLOOR AREA 5,229 SQ FT / 485.9 SQ M

A UNIQUE OPPORTUNITY TO ACQUIRE A
FULLY RESTORED HISTORIC WATERMILL
WITH SEPARATE SELF-CONTAINED ANNEXE
WITH FINE VIEWS OVER FLITWICK MOOR.



LOCATION

M1 JUNCTION 12 - 2.5 MILES
FLITWICK STATION - 0.5 MILE
AMPTHILL - 2 MILES
BEDFORD - 11 MILES
MILTON KEYNES - 15 MILES

GROUND FLOOR

- Living room/kitchen/dining room
- Office
- Utility and cloakroom

FIRST FLOOR

- Sitting room
- Double bedroom with ensuite bathroom

SECOND FLOOR

- Home office/dressing room
- Principal bedroom with ensuite
- Raised meditation/reading area
- Twin bedroom
- Family shower room

THIRD FLOOR

- Craft/attic games room

SELF-CONTAINED ANNEXE

- Reception hall
- Kitchen/dining room
- Double bedroom
- Shower room

OUTSIDE

- Detached double garage and workshop
- Paved outdoor dining area
- Mature garden extending to half an acre

THE PROPERTY

Flitwick Mill dates back to the 18th Century and archive records show that the present watermill started operating in 1730. There is also historical evidence to suggest there was a mill on this site dating back to the Domesday Book. This imposing Mill enjoys a prominent position on the edge of the town with south facing grounds overlooking Flitwick Moor which is Bedfordshire's most important wetland being a blend of fen, meadows, wet woodland and fragile peaty soil supporting an abundance of mosses, ferns and flowers. The moor lies in the heart of the Flit Valley and is classified as a site of special scientific interest.

Hands-on devotion and attention to detail of the current owner, a retired Chartered Engineer, has transformed this Grade II Listed Mill into a most stunning home. Great care was taken to preserve the original features and the Mill's former working life remains visible throughout its interior and creates a calming atmosphere to both relax and entertain in. Outside the overshot mill wheel remains in situ with historic mill race running under the timber bridge. Lying to the south is a stunning self-contained, one bedroom annexe ideally suited for an independent relative, entertaining guests or generating rental income.

Neither words nor pictures can do justice to this truly amazing property and a viewing will be essential to fully appreciate the lifestyle opportunities on offer.

<https://www.flitwickmill.co.uk> contains a book which summarises the restoration project.

GROUND FLOOR

After crossing the wooden bridge, double doors with glazed side lights open to reveal the open-plan kitchen/living and dining area. Timber cabinetry, open shelving and brick flooring sit comfortably alongside the exposed beams and posts, creating an informal space for cooking, conversation and meals around the dining room table. Glazing beside the dining area reveals the machinery within the pit wheel enclosure. This striking feature connects the living space directly with the building's history and gives the room an identity entirely its own.





The bespoke kitchen is all in oak with copper work surfaces and integrated appliances include the latest model Gaggenau main and steam oven above, Fisher and Paykel fridge and double drawer dishwasher. A separate office provides space for working at home while a utility room and WC complete the ground floor accommodation.

FIRST FLOOR

The open tread staircase rises to the most amazing galleried sitting room with wide oak floorboards and exposed timbers creating a real calming atmosphere and a great entertaining space. At the far end lies a double bedroom with steps up to ensuite wet room.

SECOND FLOOR

Stairs rise to landing with cloakroom and wet room lying in front of you. To the left is a home office/dressing room leading through to the cavernous principal bedroom suite running the full width of the Mill with bespoke oak run of cabinetry running along the southern side. The ensuite bathroom has a tiled floor on which sits a roll-top copper bath, along with a separate shower. Japanese screens separate the bathroom from the raised relaxing area enjoying fine views across the garden and Flitwick Moor beyond. A further twin bedroom lies on this floor.

THIRD FLOOR

Benefitting from being open plan this floor offers very flexible space whether for crafting, gaming or just relaxing.















SELF-CONTAINED ANNEXE

Constructed of green oak, this building provides vaulted accommodation on one level. Oak door opens to reveal tiled reception hall with rooms radiating off each side. To the left lies kitchen/dining room with run of bespoke oak units with oak worktops and inset enamel sink. Appliances include oven, microwave, five-ring electric radiant hob along with Miele dishwasher and Zanussi fridge. Off the kitchen is a larder/utility room with washing machine. Opposite lies the generous double bedroom with picture window overlooking the garden with one wall having full run of oak book shelving. (The Haveli Indian doors are excluded). The bedroom is served by shower room that doubles up as a cloakroom.



OUTSIDE

Across the bridge is a granite set outdoor dining and seating area with built-in brick pizza oven.

GARDEN AND GROUNDS

The Mill is approached directly off Greenfield Road by a gravel drive providing generous off-road parking and access to the detached oak framed double garage with separate workshop with cloakroom.

The main garden is laid to lawn with specimen trees providing dappled shade and the southern boundary is defined by the mill by-pass (overflow or relief) stream which feeds into the River Flit.

LOCATION

Flitwick is well served for local amenities including its own Tesco and Aldi supermarkets, sports/leisure centre, lower and middle schools. More extensive shopping and leisure facilities are available in the County Town of Bedford, Luton, Dunstable and Milton Keynes. Upper schooling is available in Harlington and Ampthill. There is also a coach and train service to the well-renowned Harpur Trust schools in Bedford.

The property is well located for access to Junction 12 of the M1 motorway and Flitwick Railway station provides trains to London St. Pancras and the City within 45 minutes. Air travel is available locally from Luton Airport with Heathrow, Gatwick and Stansted slightly further afield.

PROPERTY INFORMATION

Services: Mains water, drainage via Klargester and 3-phase electricity. The Annexe has gas bottles for hot water.

Local Authority: Central Bedfordshire Council
Tel: 0300 300 8000

Outgoings: Council Tax Band: "G"

Tenure: Freehold

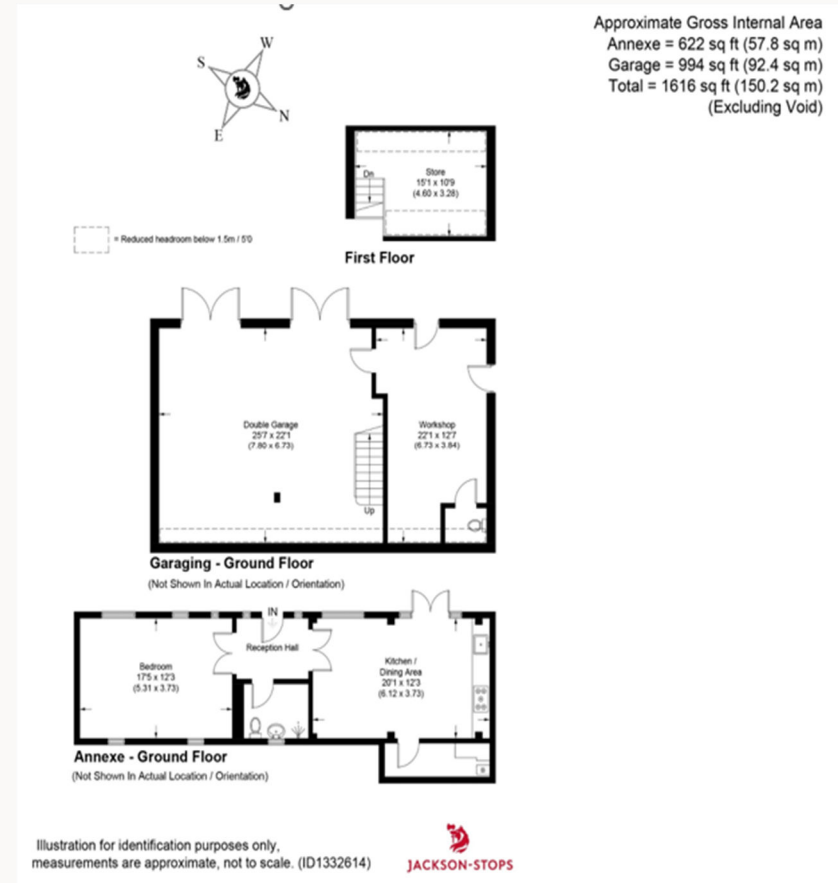




THE MILL HEATING

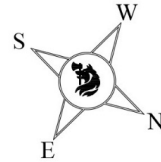
The Mill has been carefully engineered to optimize its energy requirements, and in practice very little heating is necessary. An eight kW wood-burning stove on the ground floor serves the whole house with very little effort or fuel, and could serve as the main cooking facility should there be a power cut. Auxiliary heating is supplied by an electric water heat-exchange system that supplies hot water and underfloor heating when necessary. The main building has an even more comprehensive version of the annexe's insulation, described opposite.

The Mill has a Mechanical Ventilation with Heat Recovery (MVHR) system. This whole-house system supplies fresh, filtered air while continuously extracting stale, moist air, with NVH (Noise, Vibration and Harshness) management keeping it quiet.



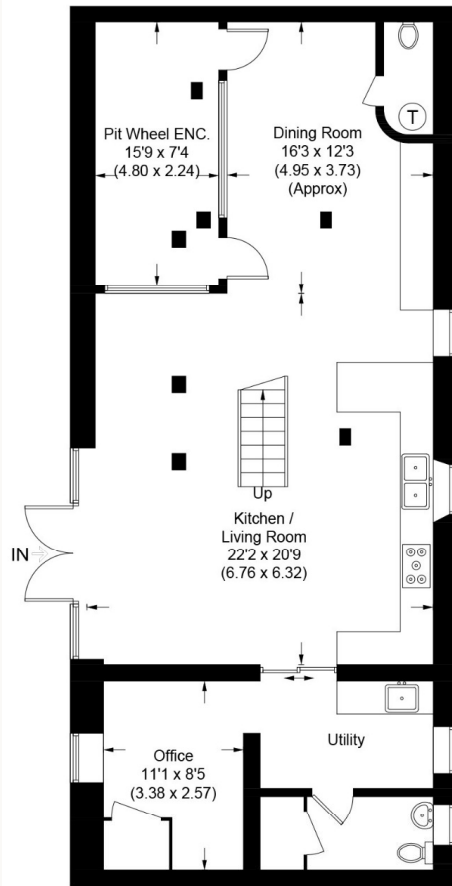
THE ANNEXE HEATING

The Annexe has electrical underfloor heating and a five kW log burner installed. Internally, the combination of space-age multi-foil wrapping of the existing timber framing combined with modern high technology insulation together with sheep's wool insulation, intelligent breathable and weatherproof membrane systems forms the basis of a low energy building. Externally, the cladding in Accoya (a high-tech, long life and low maintenance stable timber) and weatherproof breathable membrane ensure that the building breathes outwards. The Accoya double-glazed windows and doors bring insulation close to Passivhaus standard; only triple glazing would be needed to reach it.

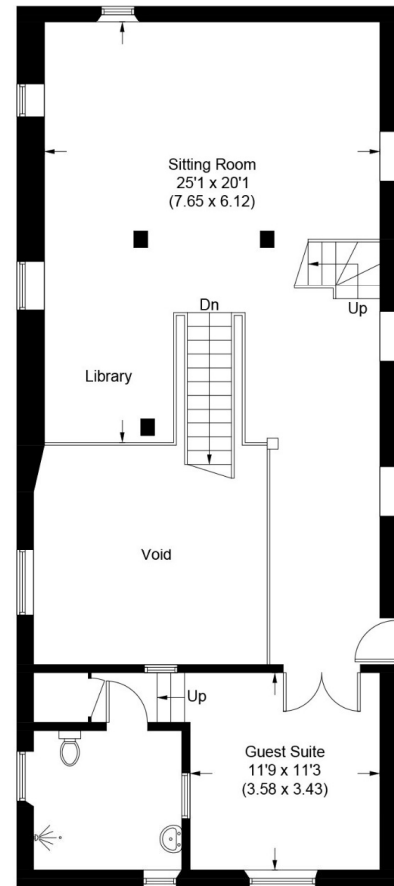


Approximate Gross Internal Area = 3613 sq ft (335.7 sq m)
(Excluding Void)

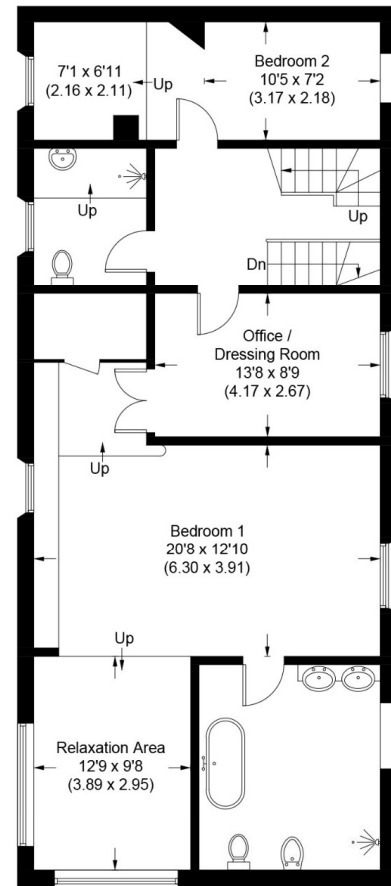
 = Reduced headroom below 1.5m / 5'0



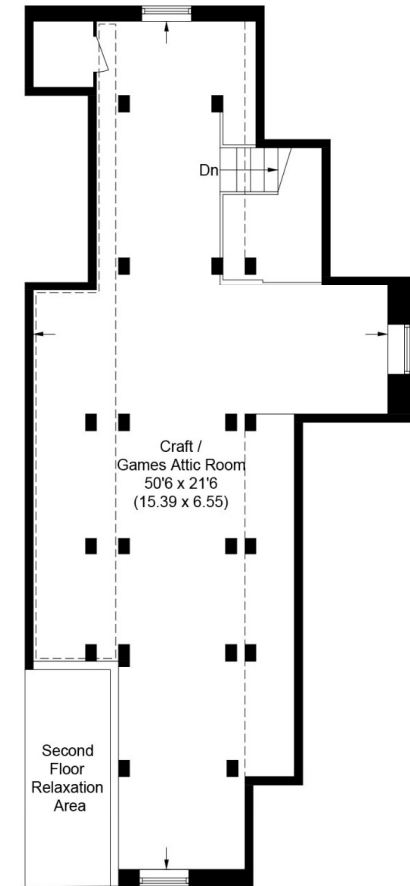
Ground Floor



First Floor



Second Floor



Third Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1332614)





WOBURN

01525 290 641

woburn@jackson-stops.co.uk

jackson-stops.co.uk



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