



Mill House, Mill Road, Wistow, Cambridgeshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

# Mill House Mill Road Wistow Cambridgeshire PE28 2QQ

A stunning 7 bedroom victorian house in popular village. The property has been sympathetically renovated by the present owners to make a wonderful family home.

Kitchen/dining area | Laundry room | Utility room | W/C | Family room | Dining room | Office | Sitting room | Music room | Orangery  
Principal bedroom with dressing room and en suite | 6 Further bedrooms | 2 Family bathrooms  
Separate annexe with kitchen | Double garage  
Store room | EPC F

## The property

Formally two separate properties (Mill House and Mill Cottage) Mill House has been sympathetically restored and renovated by the present owners since their purchase in 2016. The ground floor accommodation comprises five reception rooms. These include a formal dining room with sash windows to the front aspect and feature fireplace, a good size family room and, approached from a door under the stairs, a separate office, ideal for home working. Of particular note is the impressive kitchen/breakfast room. Recently fitted with a good range of wall and base units, it incorporates a large island unit, integrated appliances has bi-fold doors overlooking a rear courtyard, and a spacious dining area. This is the hub of the house and is ideal for entertaining.

The single storey rear wing is used as a sitting room and has a vaulted ceiling with velux windows, and bi-fold doors. Beyond is a versatile music room, which in turn opens onto an orangery with a live vine. The remainder of the ground floor includes a large laundry room,

a separate utility room and recently refitted cloakroom with a limited edition basin unit.

The first floor landing is approached via stairs from the hall and accesses four of the seven bedrooms. Of particular note is the very spacious principal bedroom suite with dual aspect windows and a walk in dressing room. An en-suite bathroom has a four-piece suite and has been designed to a Mediterranean fashion and comprises a freestanding bath and walk in shower/wet room. Also located on the first floor is the refitted four-piece shower room.

Stairs from the first floor landing lead to the second floor landing which provides access to the remaining three good-sized bedrooms and the refitted three-piece suite family bathroom.

The self-contained annexe called Mill Cottage Studio is ideal for guests or perfect as a retreat for relatives either young or old. The annexe consists of an open plan living/bedroom space, a modern kitchen and three-piece suite shower room.

## Outside

A shingle drive divides the main house from the annexe and provides ample parking. Outbuildings include garaging and a double car port, swimming pool, and a well-cared for mature garden which includes a secluded courtyard garden area which links both the outside space and the living space of Mill House and is perfect for al-fresco dining.

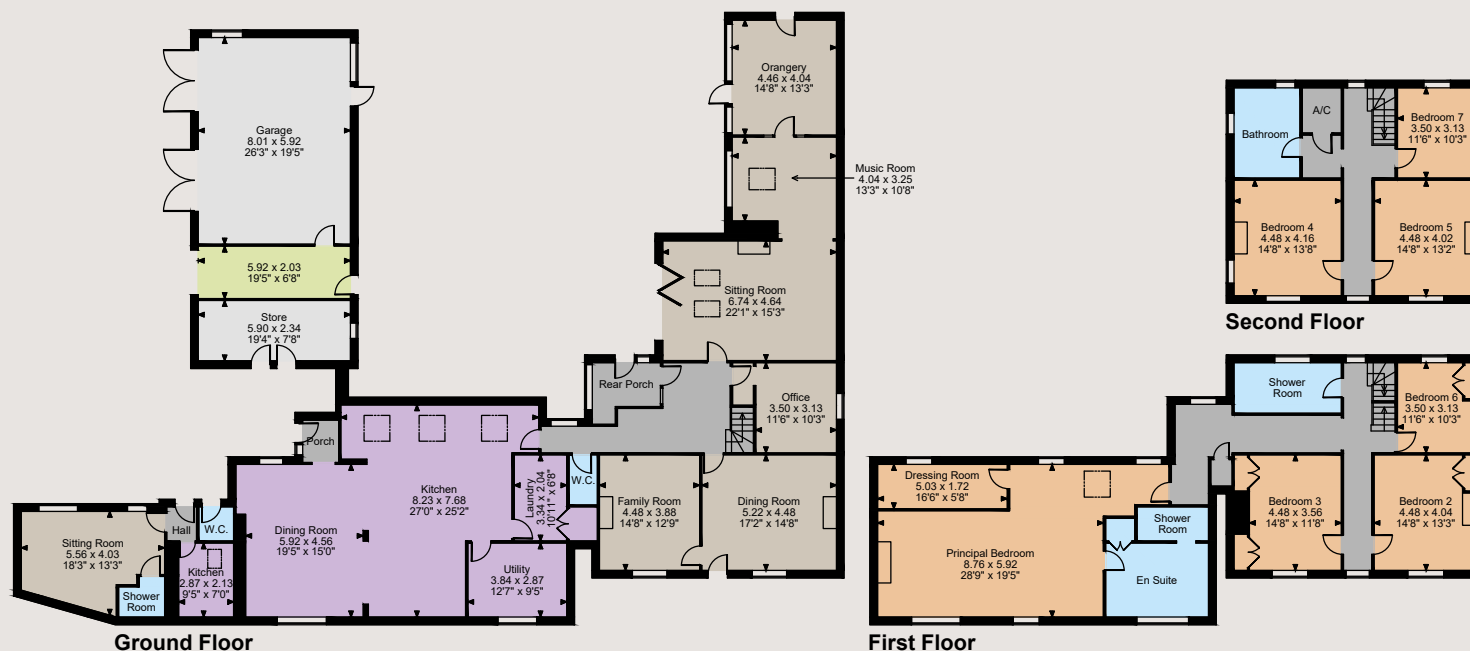
## Location

Mill House is located only 7 miles north of the towns of Huntingdon and St Ives, with Huntingdon train station providing frequent and modern trains to London St Pancras. The nationally important A14 and A1 are only a short drive away with the A14 providing an easy drive to the historic city of Cambridge. The Doctors Surgery and Dental Surgery are within a 8 minutes' drive from the house.





Floorplans  
House internal area 3808 sq ft (353 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8585994/SS



## General

**Local Authority:** Huntingdon Council  
**Services:** Main water, electricity and drainage.  
Both oil and gas central heating  
**Council Tax:** G  
**Guide Price:** £1,500,000

## Cambridge

1 Cambridge square, Cambridge, CB4 0AE  
**01223 459500**

cambridge@struttandparker.com  
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f/struttandparker](https://www.facebook.com/struttandparker)

Over 45 offices across England and Scotland,  
including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2023. Particulars prepared August 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited