



Nautilus Yachting, High Street, Edenbridge

£550,000 Freehold

A once in a lifetime opportunity to become the proud owner of one of the most beautiful properties in Edenbridge, set within the Eden Valley. Situated on the high street of Edenbridge, surrounded by countryside and a short distance from mainline railway stations and amenities.

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A once in a lifetime opportunity to become the proud owner of one of the most beautiful properties in Edenbridge, set within the Eden Valley. Situated on the high street of Edenbridge, surrounded by countryside and a short distance from mainline railway stations and amenities as well as a number of good schools is a Grade II Listed Watermill with views of the millpond and enjoying east facing sunrises, making this a spectacular property. The property is currently used as an office, but we believe there may be the potential to develop, subject to the necessary consents, to convert into a single dwelling or two apartments.

- Grade II listed 18th century mill
- Potential to convert STPC
- 2,509 square feet
- Three storey mill
- Abundance of character
- Mill wheel
- Millpond terrace
- Short distance from mainline railway stations
- 45 minutes to London from Edenbridge train station
- Junction 6 m25 – 20 minutes
- Junction 5 m25 – 30 minutes
- Adjacent to the river Eden
- Beautiful setting

Currently the property is laid out as follows:

Front door opening to ground floor: approximately 415 square feet
Large open room with two sets of stairs to the first floor. Access to the terrace overlooking the millpond, most of which is part of the property. The large timber mill wheel sits at centre stage. Two WC's and a store are also located on the ground floor, where there is currently a bar area.

First floor: approximately 781 square feet

Large open plan room, currently used as a commercial office space, again accessed via 2 staircases and a kitchenette area.

The second floor comprises one large room with vaulted ceilings currently used as office space and three separate storerooms. The second floor has the benefit of a WC & shower room and once again accessed via two separate staircases.

Proposed:

Change of use from office to dwelling use class.

It is believed there is potential to either convert the entire building into a single dwelling which would house a wealth of character, tall ceilings and plenty of natural light.

The other option may be to convert the property into 2no. dwellings, each set out horizontally, creating either 1 x 1 bedroom property on the second floor and potentially a 2 bedroom property on the first. Leaving options to incorporate the ground floor.

Previous planning consents:

The watermill was once a restaurant, and it is felt that this use class would be easily obtained along with a liquor licence to create a bar or restaurant.

Outside

An east facing terrace with views over the millpond.

History

High Street No 87 (The Old Mill) TQ 4446 12/415 10.9.54. II. No 87: 18th century water mill with undershot wheel and originally a stream running under road (now diverted). Rounded tiled gambrel roof half-hipped at



right. Weatherboarded with various casement windows and loading bay projecting on upper floor. A building of hidden treasures, a mill was first documented in 1199, thereafter enduring a romanticised and poignant journey through history, witnessing estate and land changes. The current building was built in the mid 18th century and used as a working flour mill up until 1919 before transforming into a grinding mill until 1944. The retained grinding stones within the property are a testament to the Mills presence. It was lovingly restored in 1986 retaining all the mill machinery and offers the potential buyer a stunning home and a three bedroom cottage.

Services: Mains water, electricity, drainage and gas.

Local Authority: Sevenoaks District Council

Current Rateable Value: £13,000

Tenure: Freehold

Edenbridge is a small market town with an attractive medieval high street surrounded by countryside with a selection of shops, including Waitrose, pubs, restaurants, its own museum and hospital with MIU. There are a variety of schools in the surrounding area. Local recreational amenities include a leisure centre with swimming pool, golf courses and a number of local National Trust properties. Edenbridge benefits from two mainline train stations offering services to London in 45 minutes. The M25 can be easily accessed at either junction 6 (Godstone) or junction 5 (Sevenoaks). Gatwick airport is about 18 miles and the Channel Tunnel about 65 miles allowing easy access to the Continent.

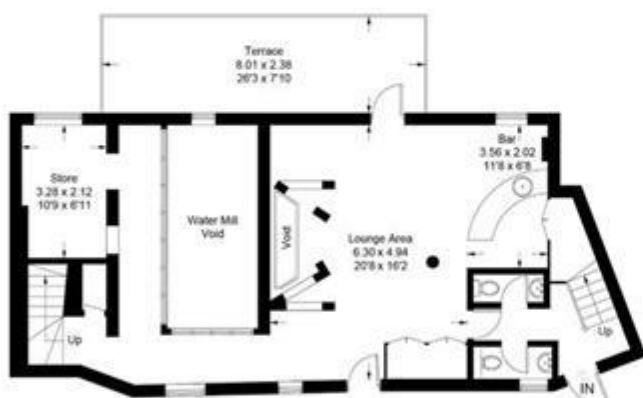
Miles to: M25 Godstone (J6) 10, Oxted 8, Sevenoaks 12, Tunbridge Wells 13, East Grinstead 10.

Tenure: Freehold



■ Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 233.1 sq m / 2509 sq ft
(Excluding Voids)



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID934309)
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