

1 THE  
MILL

**FITZJOHN**  
ESTATES

# 1 The Mill

Turvey | Bedfordshire | MK43 8EW

Tucked away in a quiet, historic mill development on the edge of the River Ouse, this beautifully presented four-bedroom semi-detached mill house offers a rare blend of heritage charm and contemporary living. With picturesque views over the river, the property forms part of a sensitively converted mill dating back to the 1800s.

## Key Features

4 Bedrooms

Character Features

2 Bathrooms

Double Tandem Garage

Riverside Setting

Private Rear Garden

Internally, you'll find elegant modern finishes, exposed oak beams, and thoughtfully designed living spaces spread over three floors. Whether you're sipping morning coffee on the riverside balcony or launching a kayak from the garden, this unique waterside setting makes for an idyllic lifestyle.





## Ground Floor

The heart of the home lies on the first floor, where a spacious sitting room with exposed oak beams and a modern log-burning stove creates a warm, welcoming atmosphere.

French doors open onto a private balcony overlooking the River Ouse — the perfect place to unwind. The adjacent kitchen is equally impressive, featuring deep green shaker-style cabinetry, quartz worktops, and a suite of high-spec Bosch appliances. Three picture windows flood the space with light and offer wonderful views of the water. There's also a washing machine housed, highlighting the cleverly integrated storage solutions, and a stylish downstairs WC with modern fittings.



## Bedrooms

The flexible layout includes four generously proportioned bedrooms. On the first floor, a front-facing room is currently used as a formal dining room, while a peaceful rear double bedroom enjoys views of the river.

Upstairs, the principal bedroom includes fitted wardrobes and a modern en suite, while the second top-floor bedroom is ideal as a guest room or tranquil home office, with skylights and leafy views. Each room enjoys excellent natural light, with windows framing garden or river views and Velux skylights brightening the top-floor spaces. Thoughtful built-in storage, including fitted wardrobes in the principal suite, is found throughout. A sleek and well-appointed family bathroom serves the first-floor bedrooms.



## Garden

Beneath the house, a double tandem garage, ample parking at the property with a gate provides access to a charming riverside garden mostly laid to lawn, this outdoor space is a rare find — complete with weir-side seating, lush planting, and a river side access ideal for launching a kayak or simply relaxing with the sound of running water. The setting is nothing short of magical. there are communal grounds and a newly created decking area within the site for residents. Additional off-road parking is available for residents, and the location offers easy access to the heart of Turvey village.



# Mill Lane, Turvey, Bedford, MK43

Approximate Area = 1349 sq ft / 125.3 sq m

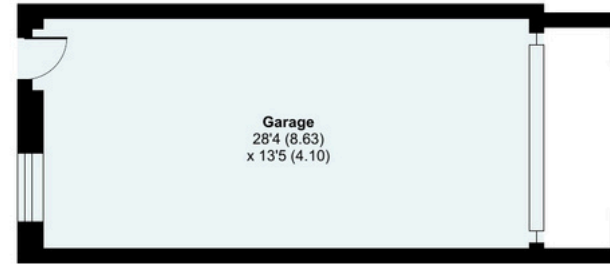
Garage = 383 sq ft / 35.5 sq m

Total = 1732 sq ft / 160.8 sq m

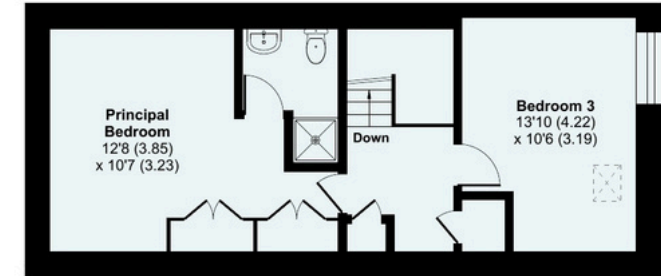
For identification only - Not to scale

## Floorplan & Location Summary

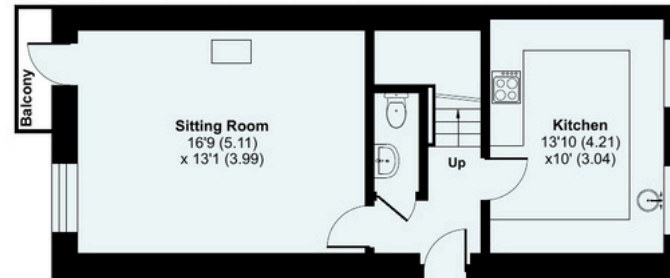
Turvey is a charming village and civil parish that sits on the banks of the River Great Ouse, located about 6 miles west of Bedford. The village offers two shops, a butcher's, two public houses, and a primary school. There are also playing fields where you can enjoy cricket, football, and tennis. Turvey is part of the school catchment area for Sharnbrook Upper School and is approximately 7 miles away from the Harpur Trust schools in Bedford. Transport links are excellent with trains running to St Pancras, and travel time from the property to central London is approximately 50 minutes.



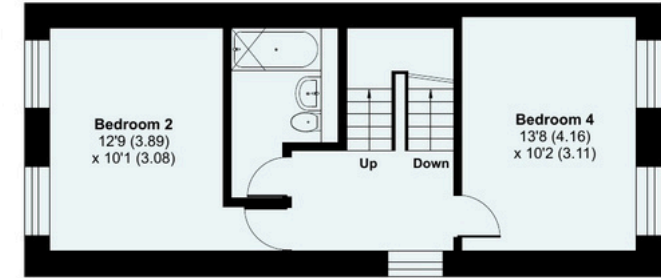
GROUND FLOOR



THIRD FLOOR

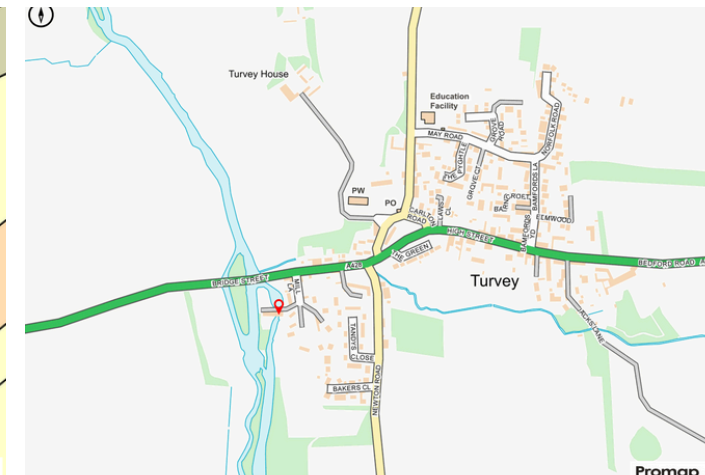
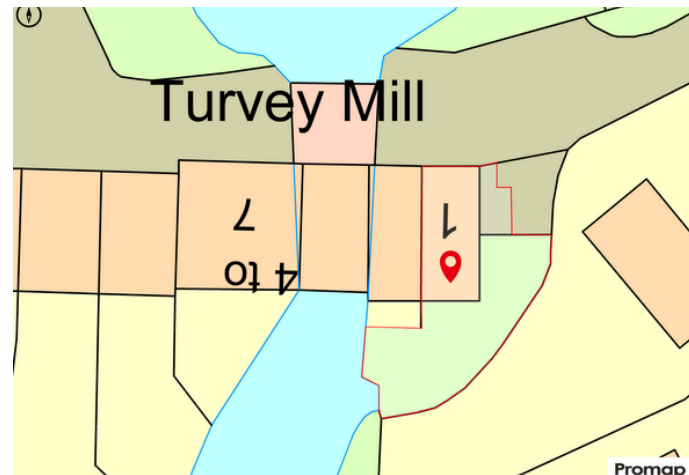


FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2025. Produced for Fitzjohn Estates. REF: 1281301





Viewing by appointment only

To arrange a viewing please contact Fitzjohn Estates

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