



Whitchurch, Ross-On-Wye - 12.5 Acres of Garden & Woodland + Barn & Cabin

£1,300,000

Whitchurch, Ross-On-Wye - 12.5 Acres of Garden & Woodland + Barn & Cabin

An historic former watermill set in a stunning location, featuring a self-contained converted barn, a striking log cabin, approx. 2.5 acres of formal gardens, and approx. 10 acres of woodland, with a variety of outbuildings. Ideal for multi-generational families or generating income with a holiday let business, Lewstone Mill offers a rare and versatile opportunity to a range of potential purchasers.

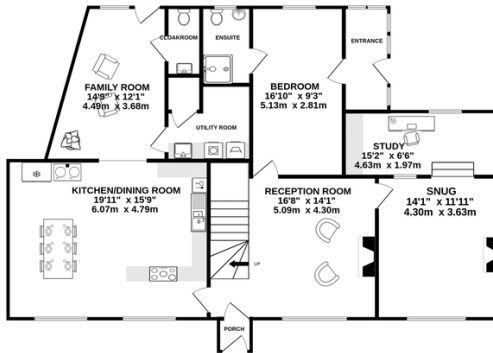


Lewstone Mill

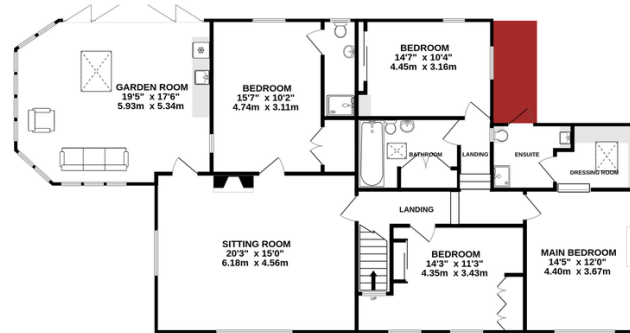
Historically a water-powered flour mill owned by Lewstone Farm, this handsome period country home is set amongst the undulating South Herefordshire countryside and woodland. The property offers a huge variety of possibilities. The main house is charming, with an abundance of stunning character features, including slate floors, ledge-and-brace doors, wood beams, inglenook fireplaces, and many others.



GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
1545 sq.ft. (143.5 sq.m.) approx.



TOTAL FLOOR AREA : 2846 sq.ft. (264.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Mill

Porch - Large Reception Room - Kitchen/ Dining Room - Family Room - Cloakroom - Utility Room - Compliant Gun Room – Sitting Room & Study – First Floor Sitting Room - Main Bedroom with Dressing Room & En-Suite - 4 Further Double Bedrooms - 3 Further Bathrooms - Large Orangery with Kitchen Facilities - Summer House & Store - 2.5 Acres of Formal Gardens - Approx. 10 Acres Woodland.



The Annex

Kitchen - First Floor Sitting Room with Storage - Downstairs Double Bedroom - Shower Room.

The Cabin

Please note the cabin is unfinished, allowing the buyer to complete to their own specification. Layout as follows - Open Porch (the length of the cabin) - Large Sitting / Kitchen / Dining Room - Bathroom - 2 x Bedrooms - Beautiful Outlook Over the Countryside with Front Gardens.







Lewstone Mill, is nestled in a private and enviable position and is surrounded by undulating countryside, with woodland behind it. The property is immediately surrounded by landscaped formal gardens, of approx. 2.5 acres, these feature a majestic old stone mill with a meandering stream, boasting a stone bridge and weir, an abundance of native woodland, with many specimen trees, flora and fauna. There is a good variety of outbuildings and masses of storage, garages and old stables. And with the benefit of a further (approx) 10 acres of woodland behind it, the property is located in a truly magical spot, offering excellent privacy and unmatched opportunity. It is a property that must be viewed to be fully appreciated.



