



8 Powick Mills
Old Road | Worcester | Worcestershire | WR2 4BU

FINE & COUNTRY

8 POWICK MILLS

A Grade II* Listed three-bedroom unique residence, expertly blending historical charm with contemporary elegance. Situated on the edge of Worcester city, this award-winning architect-designed property offers modern living within a characterful, historic building. Enjoy the perfect balance of unique heritage and modern amenities, with excellent transport and city links just moments away.



Accommodation Summary

Ground Floor:

Entrance hall
Guest WC
Open plan kitchen/diner
Living room (a few steps below)
Balcony

Lower Ground Floor:

Utility room
Work/gym/studio space

















Seller Insight

“ The initial draw to Powick Mills was its exceptional natural light, spaciousness, and high ceilings, which create an open, airy atmosphere. The home's cool, contemporary design paired with impressive features enhances daily living. Its stunning river views and the changing seasons, along with the chance to observe nature, particularly kingfishers, offer a unique blend of countryside tranquility and urban convenience, ideal for nature lovers who still appreciate city access.

We have found enduring amazement in our home, with its "wow factor" only growing over time. The home's location provides a serene and peaceful environment, perfect for appreciating the beauty of the river and local wildlife, such as otters and woodpeckers. The children enjoy the playful opportunities the area offers, from summer swims in the river to the novelty of living in a space with a large, iconic chimney and spacious bedrooms.

The distinctive design of each home within the mill adds a unique charm. The layout, which allows visibility from the kitchen to the living room, makes it ideal for hosting gatherings. The multi-level architecture and open-plan design foster a sense of space and integration, blending high-tech modernity with historical elements. Recent renovations have enhanced this balance, offering contemporary comforts while preserving the building's original charm.

The home's spaciousness is conducive to a work-from-home lifestyle, preventing any sense of confinement. Excellent transport links facilitate easy travel to Birmingham and surrounding areas, making it practical for various lifestyle needs.

The enclosed courtyard is a standout feature, perfect for summer barbecues and leisurely drinks. This sunny, secluded area provides a wonderful outdoor experience while being conveniently accessible for supplies.

Powick Mills boasts a close-knit community of just 11 houses, fostering a friendly and supportive environment with a shared respect for privacy. A self-run management company ensures prompt resolution of maintenance issues, while gated parking enhances security. The communal gardener and bin cleaning services contribute to a well-maintained and pleasant living environment.

The location is ideal for walking and cycling enthusiasts, with scenic paths leading to Worcester's city centre and offering picturesque views along the River Teme and Laugherne Brook. The area is well-equipped with local schools and a vibrant community, providing various sports and recreational activities.

To maximise enjoyment, future owners are encouraged to make full use of the beautiful outdoor spaces, particularly the courtyard, for gatherings and relaxation. They should appreciate the blend of historic and modern elements, exploring both the high-tech amenities and the charming original features. Embracing the stunning river views and local wildlife, along with the scenic walks available, will enrich the experience of living in this exceptional home.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



First Floor:

Master bedroom with ensuite bathroom
Gallery/mezzanine



Second Floor:

Bedroom two - double
Bedroom three - double
Bathroom











Outside:
Gated secure parking for two vehicles.



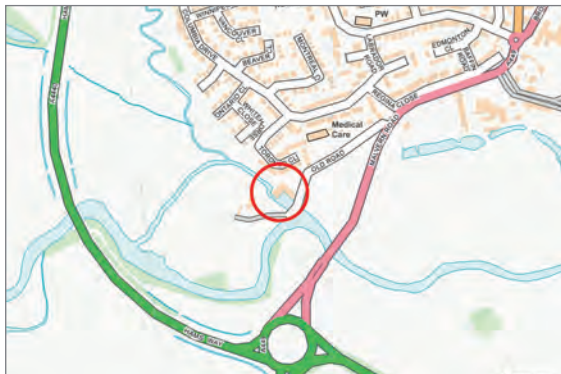


LOCATION

Edge of Worcester city, near Worcester bypass, 2 miles from J7 of the M5, Malvern 6 miles.

Worcester Foregate Street Station 1.8 miles. Worcester Shrub Hill Station 2.1 miles. Worcestershire Parkway Station 3.6 miles.





Services, Utilities & Property Information

Utilities: Mains electricity, water and drainage. Gas-fired central heating.

Services: Superfast broadband (FTTC) and 4G/5G mobile coverage available in the area – please check with your local provider.

Construction: Standard (brick and tile).

Parking: Two allocated parking spaces.

Property Information: Management company - Powick Mills Management Company (estate rent charge £1,500 per annum) - maintenance of shared amenities.

Covenants on the title deeds - please speak with the agent for more details.

Flood Risk: High – The world’s first municipal hydro-electric plant opened in 1894 and has never flooded. The nearby roadway flooded in 2007, 2019 and 2024 with the river water encroaching onto the lower car park areas.

Tenure
Managed Freehold.
Grade II* Listed.

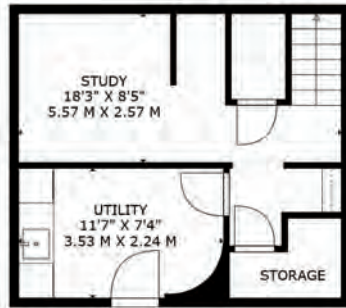
Local Authority
Worcester
Council Tax Band F

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website
For more information visit www.fineandcountry.com

Opening Hours
Monday to Friday 9.00 am – 5.30 pm
Saturday 9.00 am – 1.00 pm

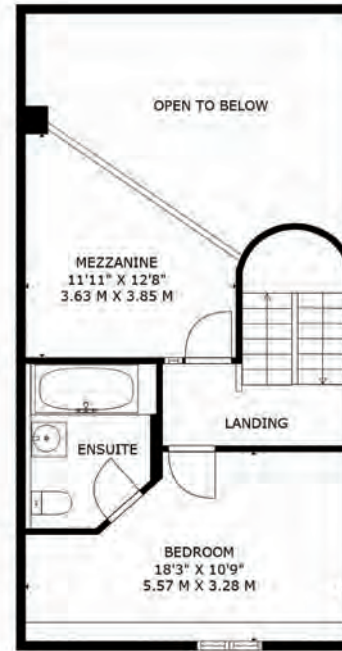
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



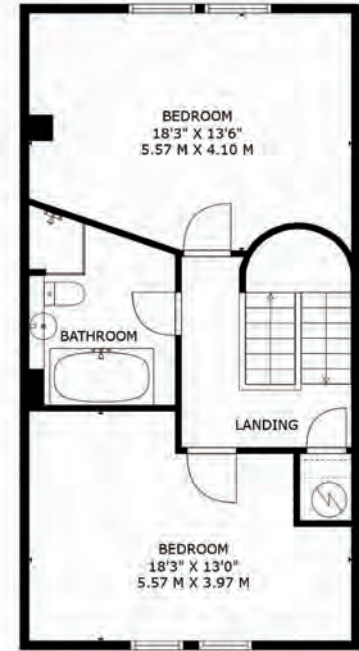
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA: 2106 sq ft, 196 m2
 LOW CEILINGS & OPEN TO BELOW: 315 sq ft, 29 m2
 BALCONY: 94 sq ft, 9 m2

OVERALL TOTALS: 2515 sq ft, 234 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 14.08.024







NICK KENDRICK

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07801 981629
email: nick.kendrick@fineandcountry.com

I have been running the family holiday property business for several years, along with developing houses before selling them in the local area. I am a trained actor, gaining a BA Hons in acting at Guildhall School of Music & Drama in London. I grew up in Worcester, roaming far and wide, playing sports and enjoying country pursuits. I use my local expertise, along with my determined nature, to give the finest service and achieve the best price for my clients and introduce them to their dream home.

YOU CAN FOLLOW NICK ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

