



Old Mill House  
Salwarpe | Worcestershire | WR9 0AH

FINE & COUNTRY



# OLD MILL HOUSE

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This elegant Grade II Listed country house, which boasts around one and a half acres of beautiful private grounds, occupies a peaceful riverside location on the edge of the sought after village of Salwarpe.





Old Mill House dates back to the 1780's and is situated at the end of the village in a private position beside the River Salwarpe. This impressive Grade II Listed residence offers period living with much character and charm, and has been lovingly updated and decorated by the current owners. There is a wealth of accommodation both in the main house and in the Coach House, and it has an indoor pool as well as stunning grounds of approximately 1.6 acres. A truly individual family home, Old Mill House is an attractive white property with Ogee arched windows and enjoys uninterrupted views across the surrounding countryside.

### Ground Floor

A solid Georgian door leads into the main entrance hall with various rooms leading from it including the snug which has fitted bookshelves and an open fire. The impressive dining room has a large inglenook fireplace with a log burner and enjoys views of the garden. The kitchen has been completely renovated and has handmade wooden units with Silestone worktops. It has everything required for the modern cook including a Quooker, Miele appliances including a steam oven, conventional oven, plate warmer, induction hob and dishwasher. There are two Miele fridges and freezers, ice machine and a large larder cupboard and a built in Neff microwave. An island sits in the centre of the kitchen and has a wooden chopping board built in for food preparation. The large breakfast room is located next to the kitchen and has a fireplace with a log burner and enjoys views of the courtyard. The substantial drawing room has a pair of doors which lead out onto the terrace and into the gardens. This room has a large brick fireplace which provides a centre piece for the room and houses a large log burner.

Looking out over the rear courtyard is a large glazed atrium which leads to the indoor swimming pool and steam/shower room. There is a second kitchen/utility room with a sink and electric hob, and space for a washing machine and tumble drier and lots of useful storage cupboards.









# Seller Insight

“The property originally dates back to c1786, however in more recent times it has been extended and sensitively modernised, and now offers a vast amount of living space as well as an indoor swimming pool. “The very first time we came to view the property I think we were both completely taken aback, not only by the beauty of the house itself, but also by the sheer tranquillity of the setting,” says Adrian. “I remember standing in the garden and saying to my wife, ‘Listen’, and she replied, ‘To what?’. It was totally silent, apart from the birdsong and the rustling of leaves, so I suppose that utter peace and quiet was for us one of the biggest selling points.”

“We’ve always considered the house to be a bit of a hidden gem. It sits tucked away at the end of a quiet no-through lane, and the river runs along one side of the grounds so the setting is totally idyllic and very picturesque. And the house itself is unusually pretty, not least because it has these beautiful Ogee windows that are decorated with fleur-de-lis,” adds Coraline. “Inside it’s very spacious, light and bright, but it was a little tired when we came here so we spent four months living in the guest suite above the pool while the whole house was stripped back and then beautifully refurbished.” “We didn’t do anything structural,” says Adrian, “but we did update the kitchen and bathrooms, new carpet was laid, the gorgeous sash windows were reconditioned and the décor was refreshed throughout. It’s now just lovely both inside and out, so the new owners won’t need to do a thing.”

“The house is large, but it has a wonderfully warm and cosy feel throughout,” continues Coraline. “It’s comfortable for day-to-day family life and it’s also great for entertaining, particularly in the summer because we can spill out into our huge garden, which is just stunning. It’s almost divided into ‘rooms’ so there are lots of lovely places to sit out and enjoy the surroundings, and because we have so much space we can follow the sun all day long.”

“All of the rooms are nice for different reasons, but one of my favourites is the cosy dining room,” says Coraline. “It has a big chandelier, which is a gorgeous feature, and when we’re having a dinner party I’ll light lots of candles and dress the table with beautiful china... It provides the perfect backdrop to any special occasion.”

“Our immediate surroundings are so very picturesque and incredibly peaceful, so it’s often hard to believe that we’re just a couple of miles from Droitwich, six miles from Worcester and just over half an hour from the centre of Birmingham. Everything we could possibly want or need is within very easy reach.”

“My favourite room would have to be the drawing room, which I tend to use as a music room,” says Adrian. “It’s right in the middle of the house and it has doors that lead out onto the garden, so when the weather is warm, I can fling them open, sit in a comfortable chair and listen to my music... Sometimes, there’s nowhere I’d rather be.”

“I think we’ll struggle to find anywhere else that offers quite so much, both in terms of the house itself and the location,” says Adrian. “It’s a place that has enabled us to enjoy a really fantastic quality of life so we will indeed be very sad to leave.”\*

\* 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

In the main house there are five bedrooms located over two floors. The current owners have renovated the bathrooms and decorated the accommodation to a very high standard. There is a split landing which leads firstly to the Master Bedroom which enjoys views of the garden and the fields beyond and has a large en-suite with underfloor heating and heated towel rail. Attractive 'His and Hers' Vanity Units have Murano glass sinks and there is a large walk in shower. Bedroom Two is a substantial size and is currently used as a walk-in dressing room. Bedroom Three has double aspect windows and is located next to the family bathroom. Having undergone a complete make over, the family bathroom has a large corner bath, walk in shower and motion activated lighting. The bathroom mirror is touch activated and there is also a heated towel rail. There is an impressive airing cupboard with shelving and the hot water system.

On the second floor are two further double bedrooms with beamed ceilings and a landing with a reading area.



Separate stairs at the southern part of the house provide access to the sixth bedroom which is a large studio room above the indoor swimming pool. It has vaulted beamed ceilings and a bedroom area and sitting area, and a large en-suite bathroom with a shower and corner bath.























### The Coach House, Garaging and Outbuildings

The Coach House is a large area with high ceilings and at present has an office area and car storage. There is a brick and stone Wine Cellar with racking for around 2,000 bottles, a barrel bar and space for a fridge. Further storage can be found above the wine cellar. Steps lead down to a basement which houses the swimming pool equipment. The Coach House can be accessed from the rear courtyard or from the front drive through double coach doors. At the rear of the building a door leads to the workshop, single garage and double garaging with electrically operated doors and an alarm system linked to the house which can be independently zoned. There is also a large store room situated above the double garage.



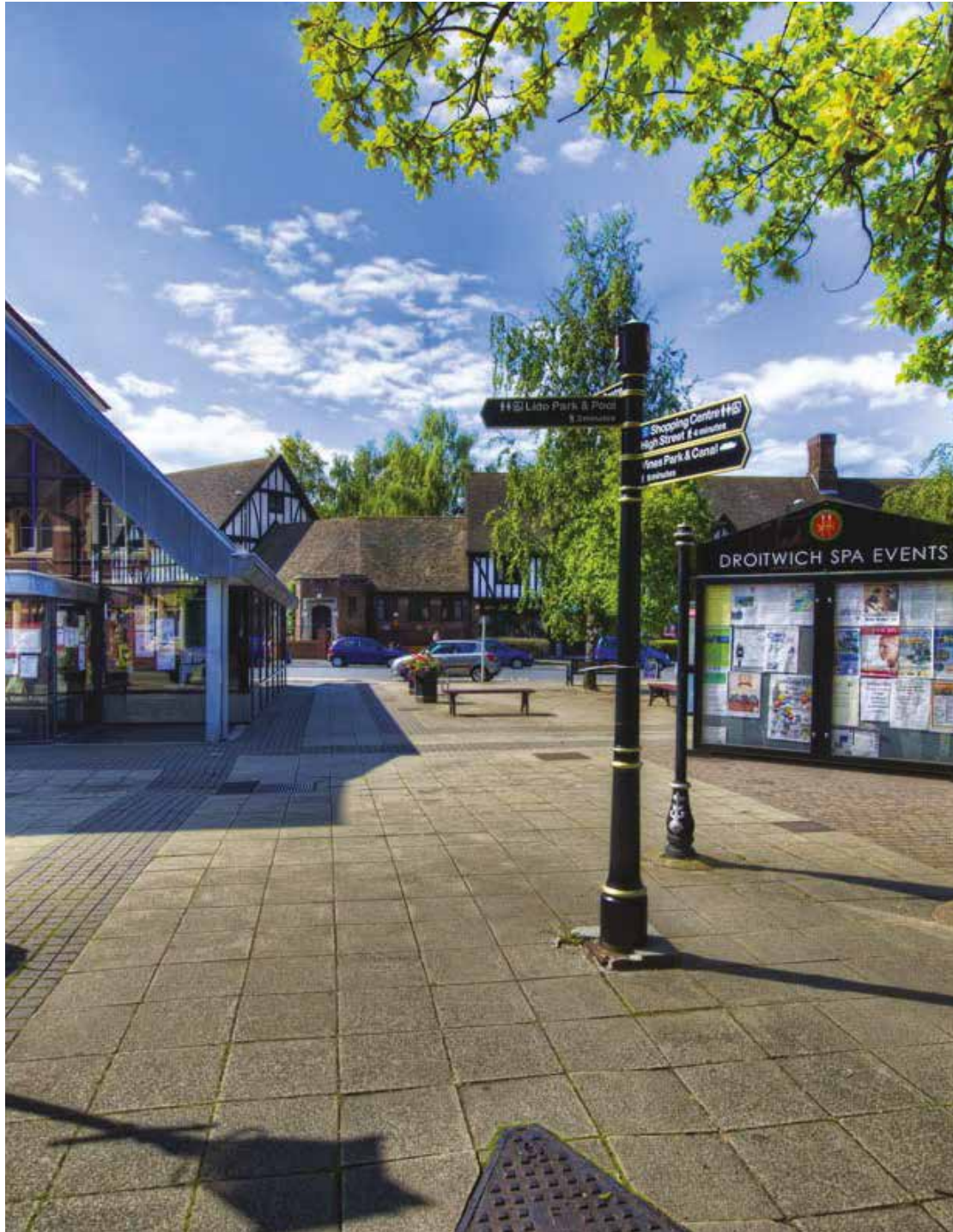


#### Outside

Old Mill House is situated at the end of a no-through lane and accessed through electrically operated gates into a long private gravelled driveway. There is a large parking area to the front of the house, together with a handy garden shed. The delightful gardens and grounds extend to approximately 1.6 acres and have an array of entertaining areas and peaceful spots to enjoy the views of the surrounding countryside. A pleasantly located Gazebo at the top of the garden is ideal for relaxing in the evening sun. Formal lawns lead in front of the house down to the River Salwarpe where fishing rights are enjoyed. Flower beds are stocked with a plethora of colourful plants, and ornamental ponds and a water feature complement the overall setting of these stunning grounds. To the rear of the house is an enclosed courtyard.







# LOCATION

Old Mill House lies within the ancient settlement of Salwarpe. A small village and civil parish in the Wychavon District of Worcestershire. This exquisite country home sits only 2 miles South West of Droitwich Spa, an historic Roman town built on the legacy of the salt industry and identified in Victorian times with the "Salt King" John Corbett and his stately Chateau Impney.

A Saxon Charter records the granting of The Manor of Salwarpe in 817 by The King of Mercia. The parish church, dedicated to "St Michael and All Angels" is partly of Norman construction and for centuries was an important focal point for the vicinity, reflected by its stature. Salwarpe is dissected by the Droitwich barge canal, one of the first canals built by James Brindley and opened in 1771, principally to transport salt onwards via The River Severn at Hawford, 4 miles to The South West. The celebrated Earl of Warwick, Richard Beauchamp, was born in the village in 1351.

The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is some 5 miles South providing for high street and boutique shopping, and characterised by one of England's great Cathedrals, County Cricket Ground, Premiership Rugby Club, Racecourse and University.

The Worcestershire village of Ombersley, where The Duke of Wellington was a regular visitor to The Court, is little over 3 miles away and is defined by its chocolate box street scene, Checketts delicatessen, Gastro pubs, restaurant and Cricket Club.

The M5 motorway (accessed via J5 of The M5 at Wychbold or J6 at North Worcester) provides for ready access to Birmingham (24) and the surrounding industrial and commercial areas as well as Birmingham International Airport (31 miles) and the M40. London (126) is best accessed by the M40, via the M5/M42. The M5 South also provides for commuting to Cheltenham and its Racecourse (29), Gloucester and Bristol (66 miles).

The newly opened Worcestershire Parkway Railway station, situated to the east of Worcester, off junction 7 of the M5, is only 8 miles from Salwarpe, and is intended to increase the capacity to London as well as reduced journey times. This will have a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

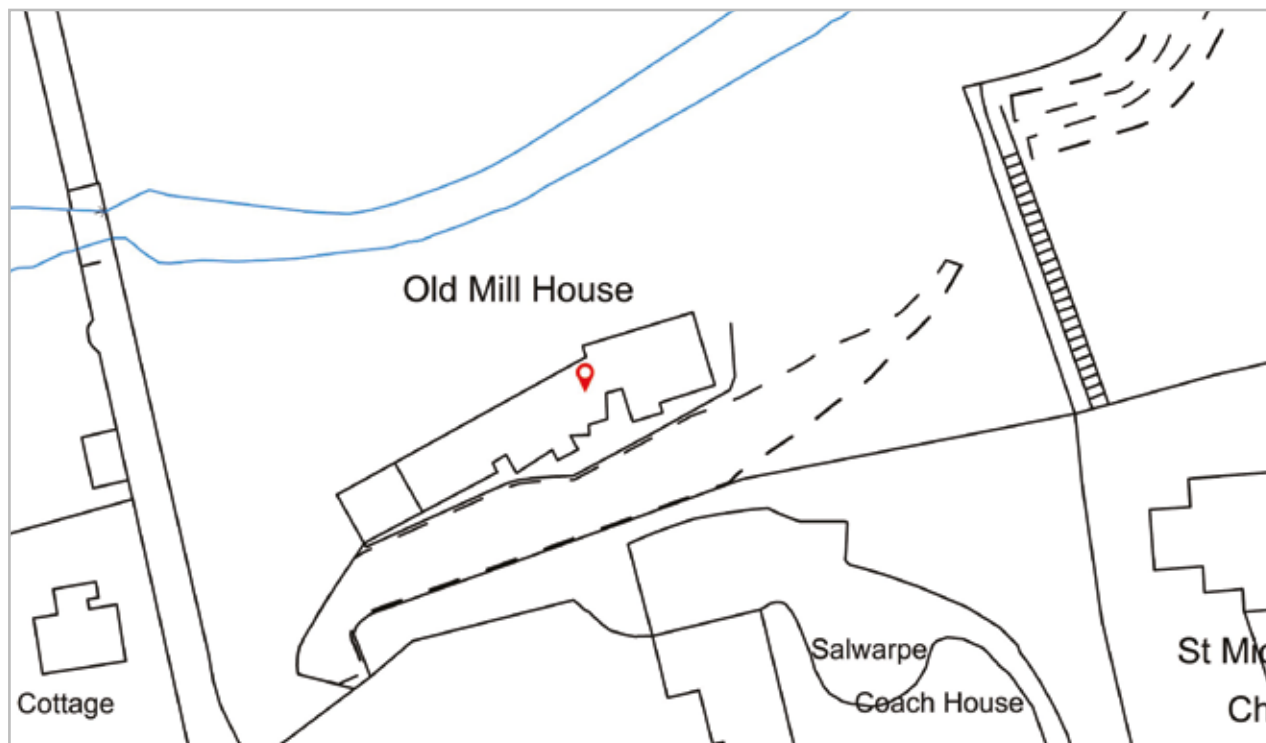
If education is a priority then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School (8 miles), Malvern College (17 miles) and both The Kings Schools and Royal Grammar School closer by at Worcester.

For days out and recreation, Old Mill House is well placed for ready access to the North Cotswolds and Broadway (25 miles) as well as Stratford-upon-Avon (24 miles), Great Malvern (16 miles) and The Malvern Hills, and Ludlow (31). The West coast of Wales, at Aberdovey, is 103 miles.









### Services

Mains water and Electricity  
Private Drainage  
Oil Fired Central Heating and additional LPG  
Water Heating

### Tenure

Freehold

### Local Authority

Wychavon District Council  
Council Tax Band G

### Viewing Arrangements

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

### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

### Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am – 1.00 pm





# Old Mill House, Salwarpe, Droitwich

Approximate Gross Internal Area

Main House = 4872 Sq Ft/453 Sq M

Garages = 731 Sq Ft/68 Sq M

Coach House = 989 Sq Ft/92 Sq M

Total = 6592 Sq Ft/613 Sq M



## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Vanessa is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. She shows owners how to achieve the best possible prices for their homes and uses her considerable negotiating skills to ensure that all offers reach their full potential. She has grown up in Worcestershire and lives with her husband, daughter and 4 dogs in the small hamlet of Oddingley. She supports the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In her spare time, she loves walking her dogs, cooking and travelling.

YOU CAN FOLLOW VANESSA ON



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*Absolutely fantastic. The best service from any estate agent - and I've met a few. Vanessa is a superb professional, and exceeded all our expectations both in her approach and what she achieved in selling our house, sold the weekend it went on the market. Thanks to her and the whole team. Highly recommended.”*



## 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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.



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