



The Old Woollen Mill
Handgate Lane | Church Lench | Evesham | WR11 4LY

THE OLD WOOLLEN MILL

A stunning detached barn conversion that is immaculately presented with equestrian facilities in a sought after location. With 4/5 double bedrooms, two lounges, cinema room, 2 en suites and large private garden within a 3 acres plot. Equestrian facilities include stables, paddocks, manege, additional large barn, kitchen, bathroom, workshops, storage and a triple garage. Offering flexible living arrangements this property offers a sophisticated life style.



Ground Floor

The entrance door takes you into a large utility/boot room with a tiled floor, built in storage, plumbing and a separate cloakroom with W.C. and basin.

The kitchen is incredibly impressive with two sets of windows to the front of the room and a set of four bi-fold doors in the centre leading straight on to the patio and garden with delightful views of the grounds and surrounding countryside. There are two further windows in the back of the kitchen. The room is extremely spacious, creating the heart of the barn and offers tremendous living space and an excellent entertainment area. The kitchen is well appointed with ample built in storage units, built in oven, steam oven, coffee machine, dishwasher, fridge and freezer and a large island with Corian worktop.

The lounge has a vaulted ceiling with beams and double doors leading to the garden. There is a solid wooden floor that runs throughout the lounge hallway and one of the bedrooms with wooden doors throughout. The focal point of the lounge is the wood burner.

There are three large double bedrooms on this floor. The first bedroom has a vaulted ceiling with original beams, the second bedroom has plenty of built in wardrobes and an en suite. The en-suite is modern and very well presented with double walk in shower, W.C and basin with storage. The en suite can also be accessed from the hall. Bedroom three is equally as spacious as the other two, has a feature glass window from floor to ceiling, a fantastic brick inglenook fireplace and vaulted ceiling. This room could easily be used as another lounge or living area. There is also a spacious cinema room with a door to the rear of the property.

















First Floor

The master suite runs across the whole of the first floor. The master bedroom has its own separate dressing room and en suite with large double shower, double basin set in a vanity unit and W.C. The room is modern and very well presented. The rest of the area is a living area that could be used as additional family living, private lounge to the master suite or games room.







Barn

The barn has been developed exceptionally well creating two areas. You enter into a vast room with a solid wooden oak floor and two large windows overlooking the paddock and countryside. This room currently houses a large 8' American pool table. The kitchen has a built in oven, sink and storage. The bathroom is modern with a shower over the bath, W.C. and basin. There is an additional room between the kitchen and bathroom, which could be utilised as a bedroom or living room.. There is a set of stairs leading up to a part galleried room with additional storage built into the roof. The barn has several entrances. To the rear of the barn there is a set of doors that lead straight from the Manege and paddocks to the three stables, hay store, separate tack room, wash area and general storage. An up and over electric door opens straight in to a large area for multiple uses with stairs up to another storage area. There are two further large storage areas/workshops. All areas of the barn are interlinked providing access to all areas from inside.





Outside

You enter the property through electric gates, the drive is tarmac leading to area in front of the garages and barn with plenty of parking. The drive continues up to the Old Woollen Mill which is set in delightful grounds, with panoramic views and is laid mainly to lawn with a mixture of mature trees, shrubs and flower beds. There is patio that spans across the front of the property. The garage is a triple garage with electric doors and is fully insulated. The all-weather Manege is 20m x 55m with a sand and fibre surface. There are two paddocks, one is set to the side of the barn, the other, larger, paddock has direct access to the stables and manege with an area that houses a log store, the oil tank and a vegetable patch. The property sits in just under 3 acres of grounds.





Location

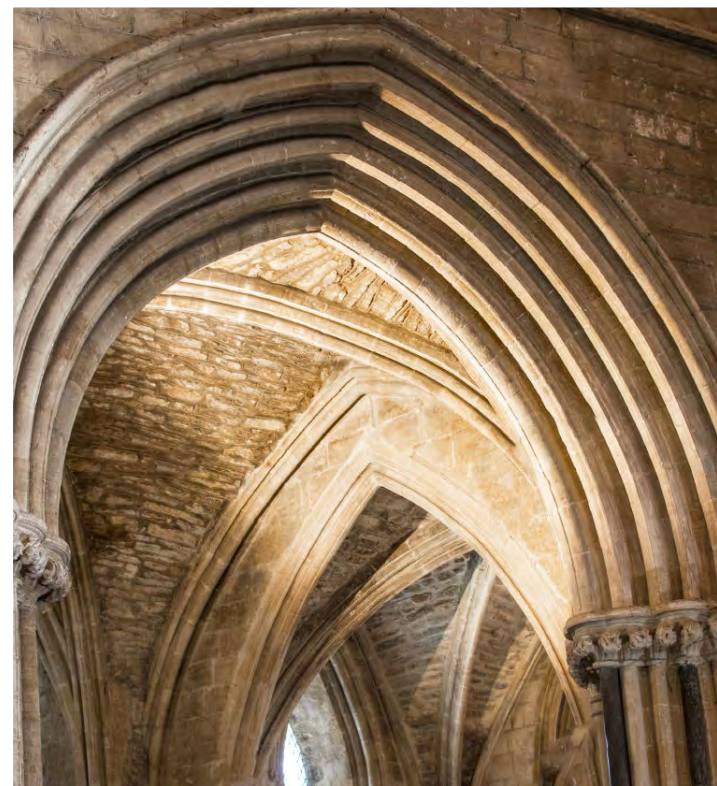
Church Lench is a sought after village situated on the edge of Pershore, Evesham and the Cotswolds having a parish church, a village hall, a sports club and an Ofsted rated outstanding pre-school.

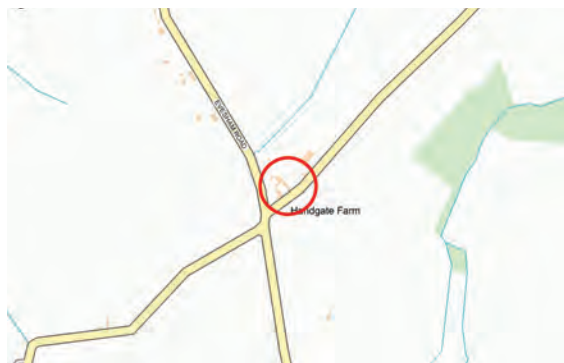
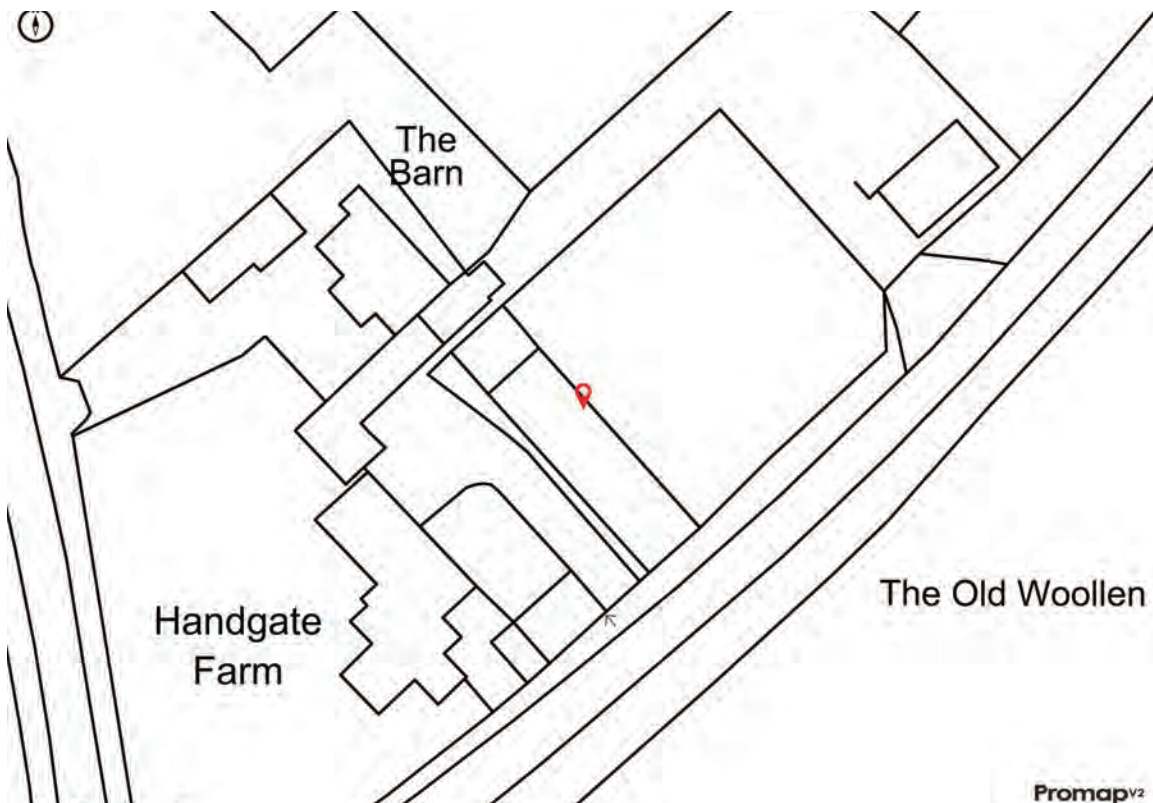
Pershore is renowned as one of England's premier small Georgian towns. Nestling in the valley of the River Avon it centres on the famous Abbey and the High Street boasts a range of fine brick built Georgian buildings. The town provides a good selection of facilities including specialist shops, an undercover market, public houses, restaurants and the very popular theatre. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre and leisure centre with a swimming pool. There is a wide range of educational facilities.

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.

Other nearby towns are Stratford upon Avon, Malvern, Cheltenham and the Cotswolds.

There are good direct line train services to London from Pershore Evesham and Worcester. Birmingham Airport is 30 minutes away. The M5, M40 and M42 are very close.





Services

The property is connected to mains electricity and water. There is a septic tank and oil fired heating and the barn has its own oil tank. The house, barn and garage all have ethernet network sockets throughout providing connectivity to the internet and home security cameras.

Local Authority

Wychavon District council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions

The postcode to the property is WR11 4LY



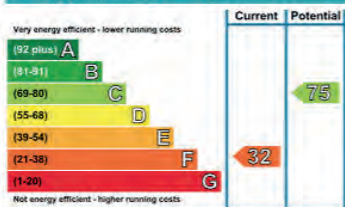
Main House



Approximate Gross Internal Area = 275.50 sq m / 2965.00 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating



Outbuilding



Outbuilding = 544.00 sq m / 5855.00 sq ft
 Garage Block = 66.70 sq m / 718.00 sq ft
 Total Area = 610.70 sq m / 6573.00 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.





CLARE REEVES
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Clare's background is in finance, business development, sales and marketing . Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner. Simon A 5/12/17



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.

Fine & Country

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