

Andrew Grant  
PRESTIGE & COUNTRY



# The Old Cyder Mill

Powick, WR2 4SL

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Bastonford, Powick, WR2 4SL

**3 Bedrooms 1 Bathroom 3 Reception Rooms 5.85 Acres**

“A lucrative investment opportunity”...

Scott Richardson Brown CEO

- Situated on 5.85 acres of land, this property is complemented by six surrounding commercial units, offering lucrative prospects for entrepreneurial ventures, rental income streams or potential redevelopment projects.
- The outbuildings total over 18,000 sq ft, providing extensive commercial opportunities to explore.
- Each outbuilding varies in size, with two stores exceeding 90ft in length, catering to a diverse range of potential uses.
- Accessed via a private driveway, the property offers extensive parking for the commercial units, along with ample gated parking available for the main house.
- The main three-bedroom house boasts generously proportioned living spaces, including three reception rooms and views of the neighbouring countryside.
- Included in the main house is a practical double garage and a large garden to the rear, adding to its functionality and appeal.

20,616 sq ft (1,914.5 sq m)





A unique opportunity for those seeking a home with integrated business potential.

The main residence offers spacious accommodation, including a generously proportioned sitting room with dual aspect views and an inviting fireplace. Additionally, a snug provides a peaceful retreat, while the open plan kitchen diner boasts wooden units and an adjacent utility room. Upstairs, three double bedrooms and a family bathroom are accessible from a spacious landing.

Outside, the expansive rear garden provides extensive, family-friendly outdoor space, with a spacious patio perfect for alfresco dining while enjoying picturesque countryside views. Beyond the garden and commercial units lies a sizeable field, ideal for animal husbandry.

The commercial buildings offer outstanding potential, spanning over 18,000 sq ft with six units equipped with abundant storage solutions and additional amenities like an open-store and WC, providing endless possibilities.





## The approach

A long, sweeping driveway leads to both the main residence and the extensive commercial units accompanying this property.

Accessed through double gates, the house provides ample private parking with a lawned front garden and a double garage adjoining the main house.



## The entrance hallway

Upon entering through double doors, you step into a spacious and inviting hallway with quality wooden flooring illuminated by triple aspect windows and recessed ceiling spotlights. Doors lead to the sitting room, snug, kitchen diner and cloakroom, while a staircase with a wooden balustrade leads to the first-floor accommodation.





## The sitting room

This generously proportioned room boasts dual aspect views, with a window to the side, a large bay window and sliding patio doors at the rear, flooding the space with abundant natural light. An open fireplace with a brick surround incorporates a charming nook for storing wood.



## The snug

Accessible from both the sitting room and the hallway, the snug maintains a seamless flow throughout the living areas, offering dual aspect views with windows to the side and front, providing a cosy retreat.



## The kitchen dining room

Continuing the theme of spaciousness, the kitchen diner features wooden wall and base units with ample countertop space, including a sink with drainer and mixer tap, and an integrated hob. There is space under the counter for a dishwasher and room for a dining table and chairs.

A Stanley oven takes centre stage between the units, with an extractor hood above. Adjacent to the kitchen, a sizeable utility room awaits, equipped with base units, a sink with drainer, provisions for a washing machine and dryer and space for a large fridge freezer.





## The home office

Situated at the front of the property, this ideal home office offers a tranquil space away from the main living areas, perfect for remote work.



## The bedrooms

The largest bedroom is situated to the right-hand side of the property, featuring a side-facing window and a substantial built-in wardrobe, offering ample storage space. The remaining bedrooms are both generously sized doubles. One bedroom boasts a side

aspect window, a built-in wardrobe and loft access for additional storage. The other bedroom benefits from dual aspect windows to the rear and side, along with its own loft access. All three bedrooms are served by the family bathroom.



## The bathroom

The well-appointed family bathroom is equipped with a low-level WC, washbasin atop a vanity unit, a bathtub, a separate walk-in shower and an obscure-glazed front-facing window, ensuring both functionality and privacy.



## Gardens and grounds

The large rear garden is lawned, providing extensive family-friendly outdoor space. Several specimen trees dot the lawn, with mature trees to the rear border, providing interest throughout the seasons. A generously sized patio extends across the back of the property, creating an inviting

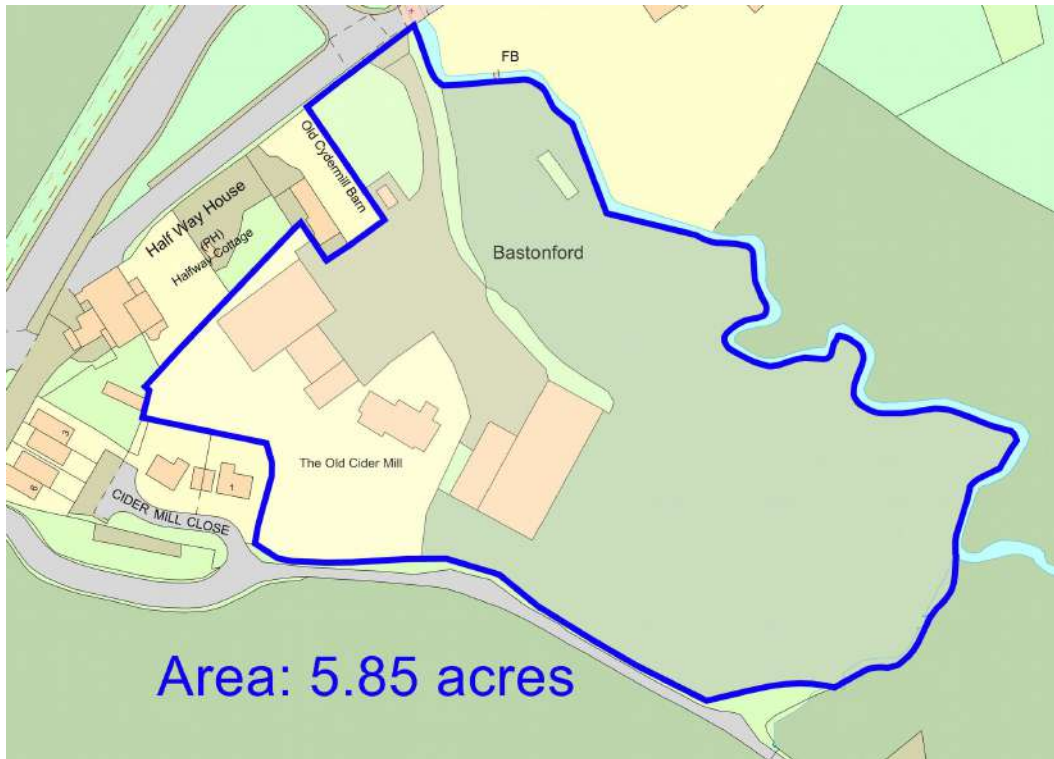
outdoor space that is ideal for alfresco dining while enjoying the far-reaching countryside views. Beyond the garden and commercial units lies a spacious field, ideal for animal husbandry or equine enthusiasts, offering opportunities for grazing and riding.



## The outbuildings

The property boasts six units spanning over 18,000 sq ft in total and offers extensive parking. Included are two vast stores over 90 ft in length and the other 138 ft, representing a golden opportunity for

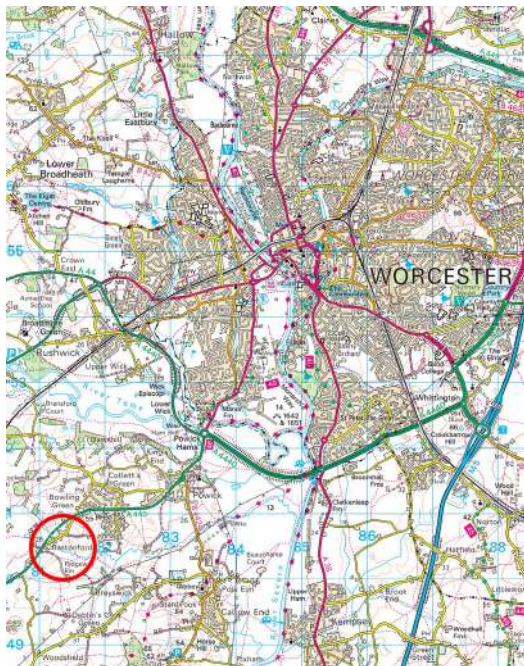
entrepreneurial ventures or lucrative rental income streams. With abundant storage solutions and additional amenities such as an open-store and a WC, the possibilities are limitless, subject to planning permission.



## Location

Nestled within the tranquil rural hamlet of Bastonford, surrounded by picturesque open countryside and conveniently situated between Worcester and Malvern, this location offers swift access to the motorway network, enhancing connectivity for residents. The area boasts an abundance of local amenities, with Powick nearby, including top-tier primary and secondary schools, ensuring a well-rounded educational experience for families.

For those in search of extensive shopping and leisure opportunities, the vibrant hubs of Malvern and Worcester await. They offer an array of pubs, restaurants and entertainment options. Additionally, residents can indulge in the offerings of prestigious independent schools and a variety of sporting facilities, including horse racing, cricket and rugby, ensuring a fulfilling lifestyle enriched with both culture and recreation.



## Services

Mains gas, electricity, water and drainage.

Broadband is available at this property.

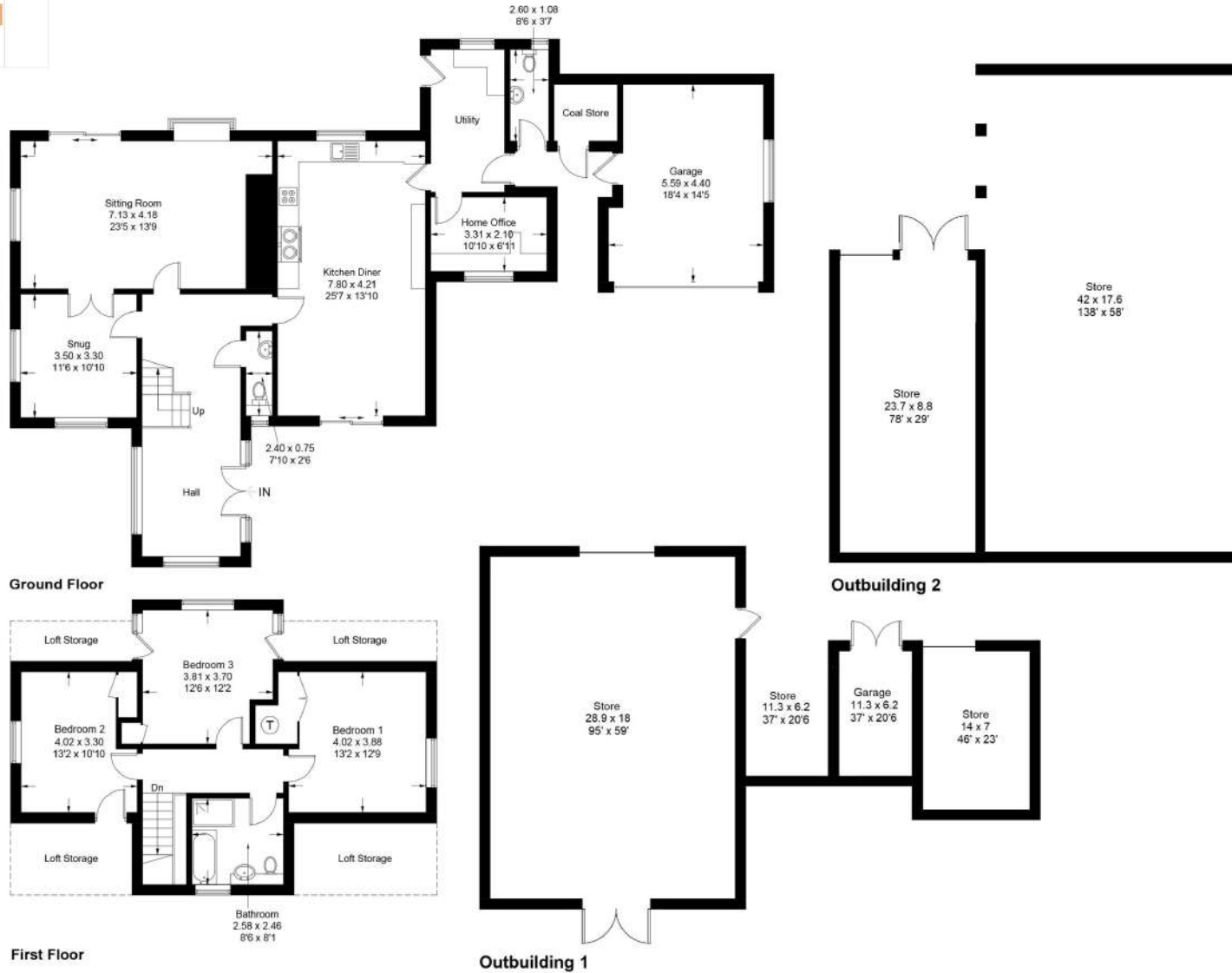
## Council Tax

The Council Tax banding for this property is **Band E**

# The Old Cyder Mill, Bastonford, Powick, WR2 4SL



Approximate Gross Internal Area = 179.5 sq m / 1932 sq ft  
 Garage / Store / WC = 1,735 sq m / 18,684 sq ft  
 Total = 1,914.5 sq m / 20,616 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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