

Arlington Mill

Arlington, Bibury, Cirencester





A five bedroom beautifully presented Grade II listed former Mill with separate cottage and river frontage in the heart of Bibury.

Cirencester 7.5 miles, Kemble Station 12 miles (London Paddington from 70 minutes), Cheltenham 16 miles
Oxford 29 miles (Distances are approximate)



Summary of accommodation

Arlington Mill

Reception hall/ Sitting room | Kitchen breakfast room | Sitting room
Five bedrooms | Four bathrooms | Shower room | WC

The Snug

Kitchen/ breakfast room | Sitting room | Bedroom | Bathroom


Garage


2 bay garage and store area | First floor storage


Parking and extensive gardens


Situation


Times and distances are approximate.


 Bibury shop, Trout Farm Shop, Post Office, Coln St. Aldwyns Village Store (2.2 miles), Cirencester (7.5 miles).


 The Catherine Wheel, Twig Café and the Swan Hotel.


 Kemble station to London Paddington (from 70 mins) and Cheltenham Spa.

 Bibury primary school, Cirencester, Oxford, Hatherop Castle.

 Excellent walking and cycling on the extensive network of footpath and bridleways across the Cotswolds Area of Outstanding Natural Beauty.

 Newbury, Cheltenham and Cocklebarrow. Eventing, polo and hunting in the locality.

 Cirencester, Burford, and Naunton Downs.

 Cotswold Water Park.



Arlington Mill

Arlington Mill is a stunning Grade II listed former working mill. It is now a fantastic private residence, full of character and charm, offering spacious, beautifully presented living accommodations. The property's many character features include; an inglenook fireplace, wood burning stove, oak floors, original wooden beams and the main focal point, the old mill workings. The accommodation is over here floors and has an extensive cellar. The property is currently a successful holiday let property.

The Snug

The secondary accommodation attached to the front of Arlington Mill, known as The Snug, has its own front door opening onto a hall with stairs leading up to the right. On the ground floor is a kitchen/breakfast room with a wood-burning stove. On the first floor is a sitting room and on the top floor, a double bedroom and bathroom. Direct access from the road and designated parking directly outside. The Snug can be used in isolation or linked with The Mill.





Gardens

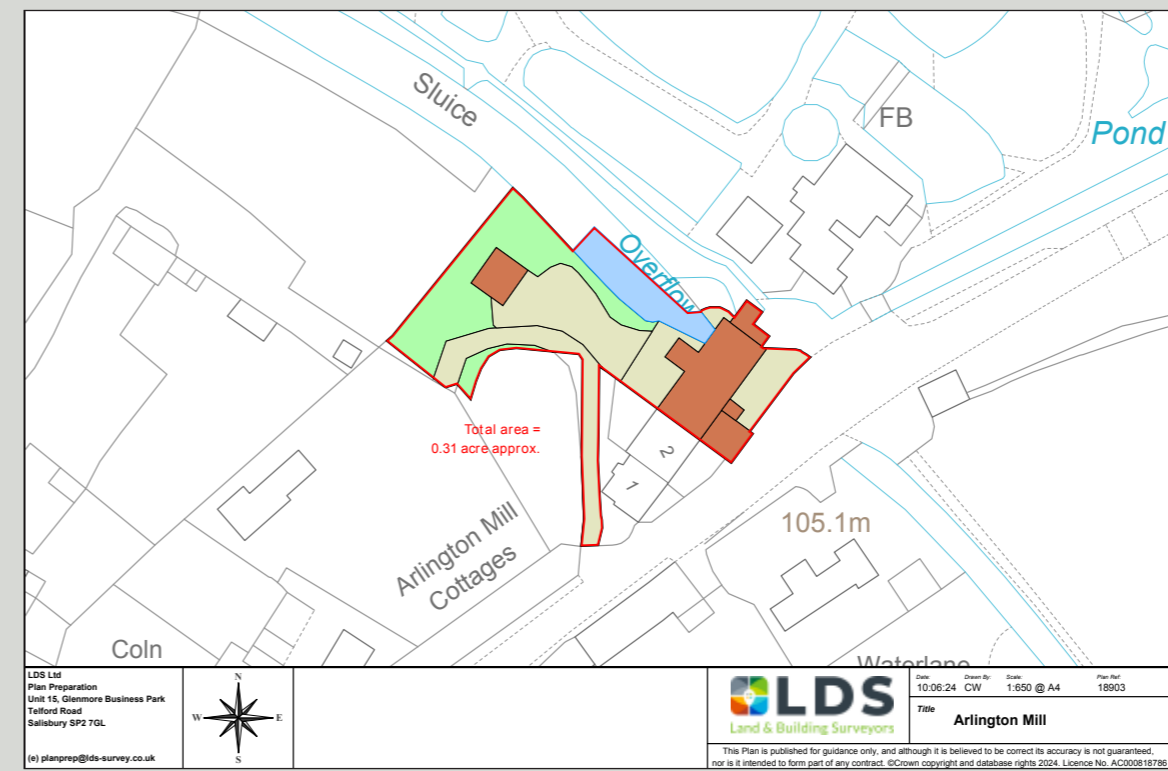
There is a designated parking area to the front for the property. The majority of the garden is to the rear which is accessed along a gated drive (shared with neighbours).

Private gravelled parking, paved terrace, raised lawn area, established shrubs and trees along the river frontage.

A spacious double stone built garage with storage and loft above.

FLOOR PLAN

Approximate Gross Internal Floor Area
 Main House: 522.3 sq m / 5,622 sq ft
 Cellar: 77.5 sq m / 834 sq ft
 Garage 84.1 sq m / 905 sq ft
 Total: 683.9 sq m / 7,361 sq ft (Including Eaves)
 Including Limited Use Area (43.5 sq m / 468 sq ft)



PROPERTY INFORMATION

Property Information

Services:
 Mains water, drainage and electricity, Oil fired central heating and hot water (main house).

The Snug – Storage heaters. Fibre broadband available.

Tenure:
 Freehold.

Local Authority:
 Wiltshire District Council

Council Tax:
 Business rates

Postcode:
 GL7 5NL

What3words:
 ///senior.unzips.makeup

Guide Price
 £1,350,000

Viewings:
 All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Cirencester
One Market Place
Cirencester, Gloucestershire
GL7 2PE

Rupert Sturgis
01285 659 771
rupert.sturgis@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: June 2024. Photographs dated: May 2024. Capture Property 01225 667287.

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