



Stockton Mill, Stockton-on-Teme, Worcestershire

G HERBERT
BANKS

EST. 1898

Stockon Mill
Stockton-on-Teme
Worcestershire
WR6 6UT

A charming converted watermill with character accommodation.

- Conservatory, sitting room, excellent breakfast kitchen, dining room, utility space, hallway, cloakroom.
- Two double bedrooms, ensuite shower room and family bathroom.
- Gravel parking, lovely mature landscaped gardens with beautiful millwheel and stream.

Situation

Stockton Mill is situated in the picturesque hamlet of Stockton-on-Teme in the heart of the Teme Valley. Stockton has the splendid 12th Century St Andrew's Church with it's Norman Nave.

A range of local services are available in the nearby villages of Great Witley and Abberley including primary schools, post offices/stores, garages and in Abberley a public house. Great Witley also has a doctors' surgery. Stockton is in the catchment area of the highly regarded Chantry Senior School in Martley.

There is a small complex of local shops and amenities in Stanford Bridge. These include the Mill Farm Country Retail with a farm shop, hair dressers, café, garden centre, gift shop and leisure studios. There is also the Bridge public house in Stanford Bridge.

The market town of Tenbury Wells is 8 miles and Worcester is 12 miles. Worcester and Kidderminster have direct rail links to London and Birmingham. There is M5 motorway access via junctions 5 at Wychbold and 6 & 7 of the north and south of Worcester.

Description

This beautiful historic home was converted from a watermill in 1994. The present vendors' have lived at the house for 27 years. The property provides good sized character accommodation arranged over three floors. Replacement double glazed windows were installed two years ago.

Stockton Mill is approached by a double glazed conservatory with tiled floor. This leads to an attractive sitting room with timbered ceiling along with a wood burning stove. A staircase leads to the first floor.

There is a ground floor double bedroom with integral linen cupboard and further storage cupboard, oak laminate floor and ensuite shower room.

A separate staircase off the sitting room leads down to the lower ground floor. This provides a well fitted breakfast kitchen with tiled floor, wall and floor mounted cabinets including a glazed cabinet, electric cooker with extractor.

The separate dining room has a timbered ceiling and provides access to a useful utility space with plumbing for a washing machine and a tiled floor.

The hallway which has a tiled floor and door to the exterior, together with a cloakroom off with white suite.

The first floor provides a central landing with access to roof space. There is a double bedroom and bathroom including a shower over the bath.

Outside

Stockton Mill is approached over a gravel drive with double timber gates providing good vehicle hardstanding.

The gardens are beautifully landscaped and presented and provide various lawns, a delightful walkway with timber pergola, various terraces and substantial

millwheel. A stream runs through the garden. There is a selection of plants, shrubs and specimen trees.

The gardens provide two useful timber sheds and a versatile brick shed. These gardens are a real delight and compliment the house beautifully.

GENERAL INFORMATION

Energy Performance

Current Rating: A96
Potential Rating: D63
Carried out: 27th March 2025

Services

Mains electricity and water. Oil fired central heating. Private drainage.

Local Authority

Malvern Hills District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

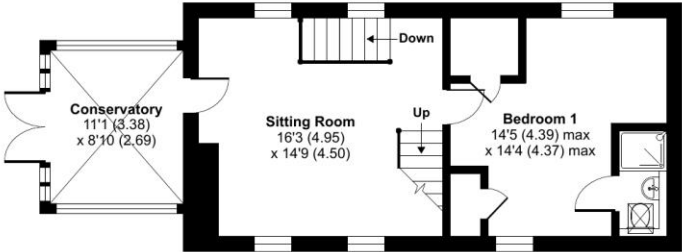
What3words ///elsewhere.snap.pushed

Stockton Mill, Stockton, Worcester, WR6

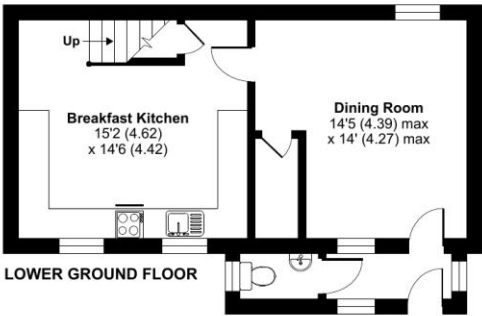
Approximate Area = 1269 sq ft / 117.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for G Herbert Banks LLP. REF: 1277215

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A	63 D	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

G HERBERT
BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

