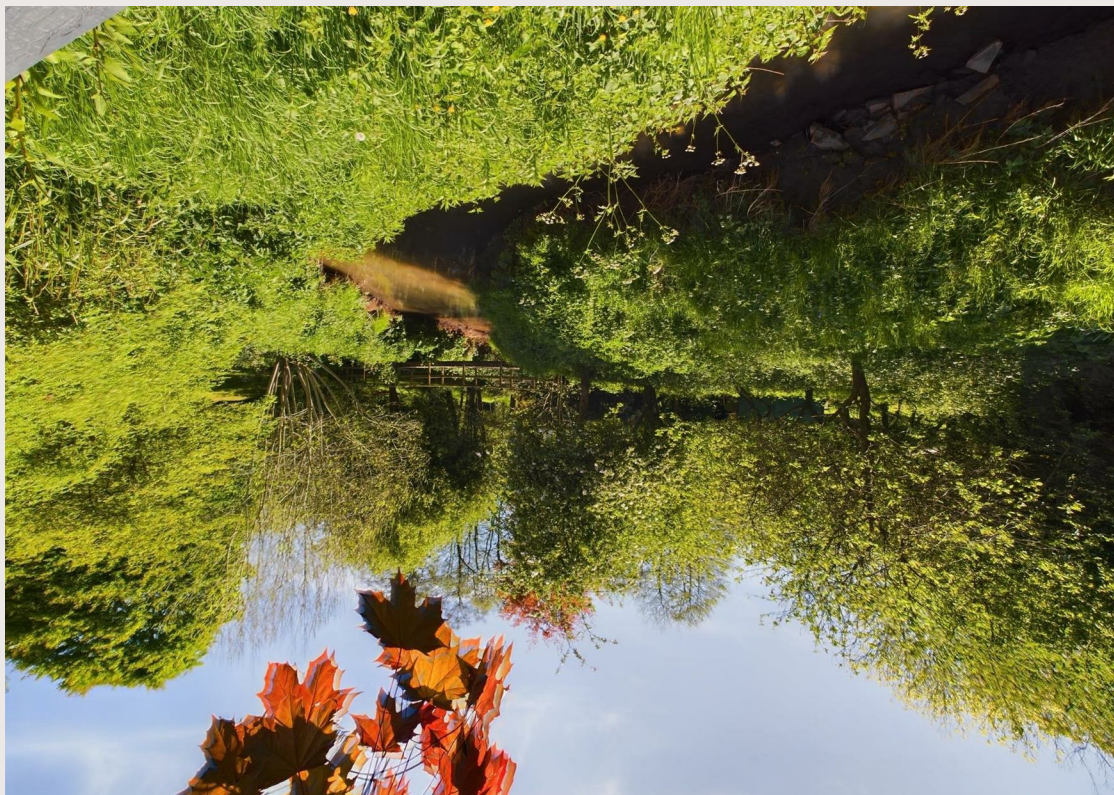




Rowden Mill, Winslow, Bromyard, HR7 4LS
Price £750,000

Rowden Mill

Winslow, Bromyard

A wonderful Grade II listed, former mill and bakery dating back to the 1600s and in active use up until the 1950s (approx). Set in an idyllic setting of grounds just under 4 acres which consist of formal gardens, paddocks with stables, a charming courtyard surrounded by garages and workshops and the River Frome meandering through the grounds. The flexible accommodation has wonderful character including some of the old working parts of the mill and includes a separate annexe currently used as a holiday let.

VIEWING IS ADVISED TO APPRECIATE ALL ON OFFER 01432-266007

- Grade II Listed former Mill
- Plot size of 3.8 acres
- Seperate Annexe
- Five bedrooms
- Flexible Accommodation
- Garages & Workshops
- Wealth of original features
- Paddock & Stables

Material Information
Price £750,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: E
EPC: (null)
For more material information visit www.cobbamos.com

Energy Performance
Certificate not required
on Listed Buildings

Introduction
A working mill for over 350 years, this unique property now offers flexible accommodation in an interesting and characterful layout which the current owners have improved with modern flair yet always sympathetic to the wealth of original character which makes this home so appealing. There are exposed wooden beams throughout and several rooms have made features out of the old working parts of the mill.
The annexe has a separate entrance door to a completely self contained unit where the character continues in abundance. We understand that the holiday let business is very bouyant partly due to the popular Bredenbury Court wedding venue being in close proximity. The stone stables/garages in the courtyard provide potential should anyone wish to expand the holiday let to more units. Outside is a gravelled driveway surrounded by the stone garages/workshops and a wooden double garage to the front, the rear has a beautiful, garden with orchard, pedestrian bridge over the brook, 3 separate wooden stables, and land divided into two paddocks with individual gated access to the road.
Property Description
From the main front porch the door leads to an entrance hall with storage cupboard and leads to a further hall with stairs leading up to a bathroom with freestanding bath and more stairs to the sitting room. The sitting room has exposed wooden beams throughout, triple aspect, the original mill stone and gearing, French doors to the courtyard and wooden open staircase to the first floor. From the entrance hall there are steps up to the kitchen which has windows overlooking the gardens, wooden worktops, Belfast sink, electric range and feature mill equipment including open iron wheels through to the dining room which has windows to 2 sides making the room very light and further feature beams. An inner hallway gives access to the rear garden and also to the main bedrooms and bathroom with three piece suite and shower over the bath, velux window and half tiled walls, bedroom 2 has a velux window and feature exposed beam partition. The main bedroom has dual aspect, velux windows and further exposed beams.
The staircase from the sitting room leads to a landing with WC and doors leading off to all further bedrooms. Bedroom 3 is a double room and has exposed stone walls, wooden beams and mill equipment, bedroom 4 has exposed stone wall and wooden beams, bedroom 5/study is currently used as an office but could be a single bedroom, nursery or dressing room and also has exposed stone walls and wooden beams.
The annexe has its own entrance door from the gravel courtyard which leads to a lobby/sitting room with fireplace and an impressive stone spiral staircase up to the main living room/bedroom area which has a bespoke built kitchen area and antique carved wooden door to the shower room. The annexe also has a lovely outside patio area overlooking the brook and gardens.

Garden, Parking & Land
The property is approached from the road through impressive electric iron gates and fencing to the front which lead to a gravelled driveway surrounded by the stone garages/workshops, former bakery as well as a wooden double garage. There is also a door to a cellar/storage room under the main accommodation. At the side and rear of the property are the formal gardens consisting of lawn, orchard and gravelled seating area overlooking the brook which also has a bridge over leading towards the paddocks. The first area has 2 blocks of wooden stables and a gated access to the road and then leads via a gateway on to a further paddock all enclosed by hedging that has a further wooden stable and gated access at the far end of the property. We have been advised by the vendor that they have architect drawn plans to convert this stable subject to all appropriate permissions.

Location
Rowden is a small hamlet in a beautiful rural location approx 2 miles North West of Bromyard town where there are many local amenities including, supermarkets, shops schools, cafes and transport links. The popular towns of Leominster (10 miles) and Malvern (14 miles) are a short drive away as is the County City of Hereford (16 miles) and the City of Worcester (18 miles).
Services
Services - Mains electricity and mains water, oil for central heating and septic tank drainage are connected to the property.

Council Tax - Herefordshire Council Tax Band E
Tenure - Freehold

Broadband
The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard --Not available --Not available Unlikely
Superfast --Not available --Not available Unlikely
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

Indoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE None None
Three None None
O2 None None
Vodafone None None

Outdoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Limited
Vodafone Likely Likely

The Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
Leave Bromyard on the B4214 towards Edwyn Ralph, after approx 1.5 miles turn left signposted Rowden. Follow this road for approx 1mile and Rowden Mill is found on the right hand side.

