

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A UNIQUE OPPORTUNITY TO ACQUIRE AN OLD MILL HOUSE STEEPED IN HISTORY HAVING BEEN OWNED BY THE SAME FAMILY FOR 80 YEARS. ENJOYING A LOVELY LOCATION ON THE OUTSKIRTS OF MALVERN SET WITHIN JUST OVER HALF AN ACRE OF ESTABLISHED GARDEN ACCESSED VIA A PRIVATE AND NO THROUGH LANE. TRANQUIL AND SECLUDED RURAL POSITION WITH NEARBY ACCESS TO LOCAL FOOTPATHS THROUGH OPEN COUNTRYSIDE. BEAUTIFUL MATURE GARDEN, SPACIOUS AND VERSATILE ACCOMMODATION, AMPLE OFF ROAD PARKING. ALTHOUGH REQUIRING REFURBISHMENT THE PROPERTY RETAINS MANY FEATURES INCLUDING EXPOSED BEAMS, ORIGINAL DOORS AND FLAGSTONE FIREPLACES. NO ONWARD CHAIN. EPC RATING 'E'

Old Mill House – Guide Price £595,000

Mill Lane, Malvern, Worcestershire, WR14 3QS

4 2 2



Old Mill House

Location & Description

- Superb, secluded location
- Malvern Hills AONB
- Festival Theatre: approx five/ten minutes by car
- The Three Counties Showground: approx ten minutes by car
- Great Malvern Station: approx five minutes by car
- London Paddington: approx 2h 30m
- Birmingham New Street: approx 1h
- Hereford: approx 40m
- Worcester Foregate Street: approx 12m
- Birmingham Airport: approx 44 miles
- M5 J7 Worcester South: approx 10 miles

Close to the theatre, Waitrose in Great Malvern and shops in Barnards Green.

The area is renowned for walking on the Malvern Hills and also for its primary and secondary educational facilities in the state and private sector.

Property Description

A unique opportunity to acquire an old mill house, steeped in history, having been owned by the same family for over 80 years.

Although requiring refurbishment throughout, the property retains many features including exposed beams, original doors and flagstone fireplaces.

The Old Mill House is accessed via a private driveway, leading from a private, no-through lane. It is set within just over half an acre of established garden in a tranquil and secluded rural position.

Front door: South facing
Porch to dining room.

Dining Room 4.31m (13ft 11in) x 3.95m (12ft 9in)

Triple aspect windows making a light and sunny room.
Scope for extension (subject to planning permissions being granted).
Flagstone fireplace. Door to split level inner hallway leading to:

Downstairs Cloakroom with WC and pedestal washbasin

Sitting Room 6.12m (19ft 9in) x 4.42m (14ft 3in)

Double aspect windows, glazed door to garden. Original beams
Wood burning stove with original beam set above. Flagstone and oak fireplace.

Kitchen 5.97m (19ft 3in) x 4.21m (13ft 7in)

Open plan kitchen/breakfast room. Open to the hall and first floor
Large, airy, sunny space with scope to extend. Fitted cupboards
Spaces for dishwasher/washing machine/tumble dryer. Eye level oven/fridge freezer/gas hob and extractor. Multiple electrical points.
Larder with fitted shelves.

Stable door to back porch/boot room and outer door

Stairs to first floor

Split landing

Velux window

Leading to right:

Bedroom 1 4.34m (14ft) x 3.95m (12ft 9in)

East facing window. Original fireplace (Not checked). Large fitted wardrobes.





Bedroom 2 3.25m (10ft 6in) x 3.25m (10ft 6in)

South facing window. Cupboard with hanging space and shelving.

Bathroom 1

Low level WC, bidet, pedestal wash hand basin, bath with mains shower over and mixer tap. Radiator, large airing cupboard housing the gas combination boiler, west facing glazed window.

Bathroom 2

West facing glazed window, bath with shower connected to the taps, radiator, pedestal wash hand basin and low level WC.

Bedroom 3 4.57m (14ft 9in) x 3.77m (12ft 2in)

Double aspect windows east and north facing. Original beams. Cupboard with original stable door which serviced the working mill in the 19th Century.

Landing

Under stairs storage cupboard. Stairs to second floor

Light, airy workspace with two large Velux windows. Original beams.

Bedroom 4 4.65m (15ft) x 2.76m (8ft 11in)

Original beams. Two Velux windows. Shelving

Door to Attic

Boarded, useful storage area.

Outside

A beautiful, secluded and private, mature garden. Mainly laid to lawn but with plenty of potential. Productive, raised beds needing reinstating. Spring bulbs, wild flowers including wild English bluebells, small orchard with apple and pear trees. Further mature, specimen trees: Acers, Amelanchier, Cherry, Oak and Willow.

Mill stream alongside the length of the garden.

Two bay, open car port.

Adjoining shed.

External steps leading to a cellar with original flagstones.

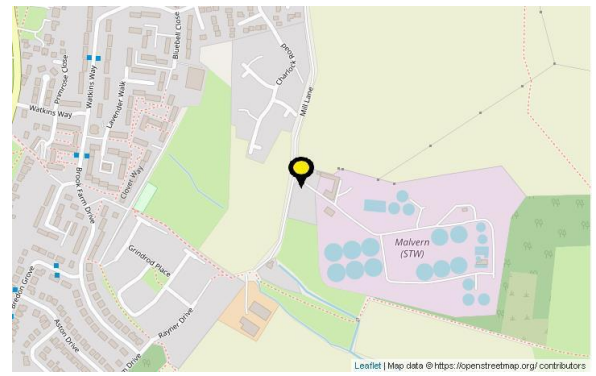
Further outbuilding to South.

Agent's Note

Mill Lane is a private road shared with Mill Farm.

Directions

From the traffic lights in the centre of Great Malvern proceed down Church Street, follow this route for approximately half a mile past Malvern St James Girls' school and playing fields, to a major island in the centre of Barnards Green. Take the third exit on the left signposted Upton and passing through the shopping centre towards the Guarford Road. Continue onto Guarford Road and take the right hand turning after just 0.7 miles into Mill Lane. Continue down Mill Lane towards the end and the property can be found on the left hand side, nearing the end of the road.



Services

We have been advised that septic tank drainage, mains gas, electricity and water are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E (39).



TOTAL FLOOR AREA: 2419 sq ft (224.7 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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