

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN HIGHLY INDIVIDUAL THREE/FOUR BEDROOMED CONVERTED AND EXTENDED MILL HOUSE DATING BACK TO 1841 WHICH RETAINS THE ORIGINAL MILL WORKINGS AND PERIOD FEATURES THROUGHOUT. APPROXIMATELY THREE AND A HALF ACRES OF USABLE LAND AND OUTBUILDINGS OCCUPYING A HIGHLY DESIRABLE POSITION ON A NO THROUGH LANE WITH VIEWS TO THE MALVERN HILLS. ENERGY RATING E

Tuck Mill - Guide Price £795,000

Brotheridge Green, Worcestershire, WR8 0BB

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Tuck Mill

Location & Description

Conveniently positioned in open rural countryside yet close to the amenities of Welland, offering a village store, primary school, garage and church and the wider facilities of the riverside town of Upton upon Severn three miles and Malvern five miles are all close at hand. Great Malvern has an excellent range of amenities including shops and banks, Waitrose supermarket and the renowned theatre and cinema complex as well as The Splash swimming pool and gymnasium. Upton is equally well served with an extensive range of independent shops, sub Post Office with banking facilities, supermarkets, several pubs, churches and the famous riverside marina.

Transport communications are good with the property having access to Junction 1 of the M50 motorway approximately six miles distance, which links to the M5 motorway bringing the Midlands, South West and South Wales into an easy commute. There are mainline railway stations located at both Worcester and Malvern with direct links to Birmingham, London and Wales. From the towns of Malvern and Upton regular bus services are on offer connecting the neighbouring areas.

Property Description

A beautifully restored and extended former mill house dating back to 1841 which maintains many original features including vaulted ceilings, original mill workings, beams and floors. The accommodation is beautifully presented throughout.

The property was converted in 2002 to create light, spacious and sociable accommodation. Tuck Mill occupies an extremely desirable and popular position in Brotheridge Green and is being sold with approximately three and a half acres including outbuildings of a garage, outdoor entertainment area, bar with light and power connected.

Tuck Mill is a highly individual property which offers a fantastic opportunity to purchasers.

The house is set back from the road at the end of a no through lane (there is a public foot path access) and enjoys fine views from both the front and rear aspects to the Malvern Hills and over open countryside. There is ample off road parking and a path leads from the driveway to a wooden glazed, stable style door. To the left of the front door is the original Mill workings, located behind a wrought iron gate.

Open Plan Kitchen Diner 7.54m (24ft 4in) x 4.75m (15ft 4in) max

Flagstone flooring, range of base and eye level units with a mixture of wooden and granite worktops, sunken ceramic sink, built in shelving, exposed brick walls. Original Mill workings. Double **OVEN** and **GRILL** with **INDUCTION HOB** above and extractor fan. Oil fired Rayburn, radiator, stairs to first floor, built in **FRIDGE** and **DISHWASHER**. Two glazed windows to side and front, ceiling light fitting and wooden glazed door that opens to

Rear Hall

Quarry tiled floor, two double glazed windows to rear, radiator, spotlights. Brick feature wall with quarry tiled top. Door to bedroom (described later) and stable style wooden door opens to

Utility Room 3.28m (10ft 7in) x 2.20m (7ft 1in)

Tiled floor and partially walls, exposed brickwork, base units with wooden worktop over and one and a half bowl ceramic sink and drainer. Space for washing machine and tumble dryer. Ceiling light fitting and wall light. Two double glazed windows to rear and wooden door to the garden. Oil fired central heating boiler and glazed window to kitchen.

Bedroom 6.23m (20ft 1in) x 4.00m (12ft 11in) max

Carpet, double glazed window to front and rear. Four wall lights, two radiators and door to

En-suite

Wood effect tiled flooring, tiled walls, close coupled WC, vanity wash hand basin with cupboard below, extractor fan, spotlights, obscure glazed window to front. Walk in shower cubicle with mains shower with waterfall setting. Heated towel rail.





First Floor

Open Plan Living Area 7.69m (24ft 10in) x 5.04m (16ft 3in)

Featured old Mill workings. Stable door to front balcony overlooking open fields and a glazed door to the rear gives access to a terrace with views to the Malvern Hills and enjoying a south west facing aspect and steps that lead down to the garden.

Laminate flooring, two radiators, large log burner on slate hearth. Dual aspect glazed windows to front, side and rear. Stairs to second floor. Spotlights and doorway to

Bedroom/Office/Snug 6.20m (20ft) x 2.87m (9ft 3in)

Carpet, two Velux skylights, eaves storage which is the length of the room. Log burner (available by separate negotiation) on tiled hearth, spotlights, radiator.

Second Floor

Landing

Carpet, glazed window to rear overlooking the garden and with a view to the hills. Vaulted ceiling, three wall lights and radiator. Door to

Bedroom 3.59m (11ft 7in) x 3.56m (11ft 6in)

Carpet, dual aspect glazed window to side and rear with lovely views. Vaulted ceilings with beams, three wall lights, built in wardrobes with lighting.

Bathroom

Tiled floor and exposed brickwork, close coupled WC, pedestal wash hand basin, panelled bath with electric shower over, extractor fan, partially tiled walls, spotlights, vaulted ceiling with skylight, chrome heated towel rail, wall light and exposed beams.

Bedroom 4.93m (15ft 11in) x 1.78m (5ft 9in)

Carpet, glazed window to front, built in storage cupboard. Ladder leading to a flat platform with window to side that is ideal for a bed or as storage or dressing area. Two wall lights and radiator.

Outside

The property benefits from approximately three and a half acres of garden and grounds that have been beautifully maintained and enjoys a small orchard, a fenced growing section, a large **SHED** with light and power which could be converted (subject to the relevant permissions being sought) to stabling. Two ponds and Merebrook runs through the acreage which is mainly laid to lawn. The acreage is flat and offers itself to many different uses. There is a public footpath that crosses part of the land but the majority is fenced and not for public access. Its location offers access to many footpaths and local walks.

The formal garden has two patio areas, one of which is central and surrounded by planted borders. The remainder of the garden is mainly laid to lawn with several seating areas from where the tranquility of the setting can be enjoyed. There are several outbuildings including an outdoor entertaining area. Water tap, **LOG STORE**, platform for greenhouses.

Home Office 5.47m (17ft 8in) x 2.94m (9ft 6in)

This area could have many uses one of which could be a home office, power and light connected, Electric shower and radiator, close coupled WC, wall mounted sink, wood effect tiled flooring. Porch with seating to take in the views to the hills.

Garage

Accessed from the driveway through double doors to front. Light and power.

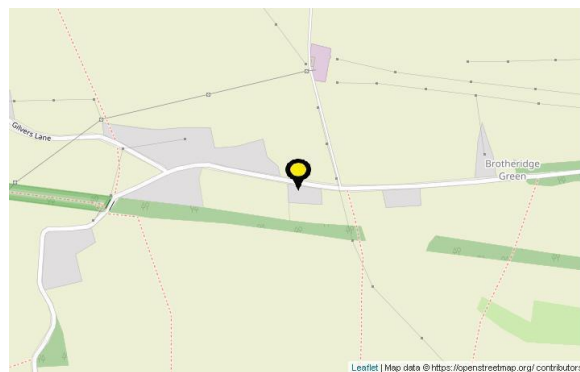
Agents Note

Work has been carried out to the culverts and ditches in the land around the Mill since the property had water ingress in 2017 which was caused by surface water from a neighbouring field and the vendors have confirmed there have been no further problems since.



Directions

From the agents office in Great Malvern proceed south on the A449 Wells Road. Take the left turning into Hanley Road and continue on this road to a set of traffic lights near the Three Counties Showground and turn right onto Blackmore Park Road. Continue along this road to a T junction and turn left onto Welland Road, take the next right onto Gilver Lane and after a short distance at the next T Junction turn left. After a short distance and on the left there is a gravelled lane (shared and maintained with two other properties and including a public footpath) signposted Tuck Mill and indicated by the agents For Sale board. Travel along this lane and the house will be found on left hand side.



Services

We have been advised that mains water are connected to the property. Central heating is provided by an oil fired system. Drainage is via a private biodigester plant. 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 "G"

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 (44).



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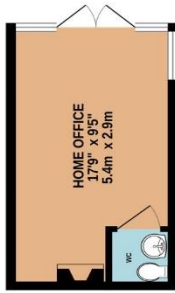
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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

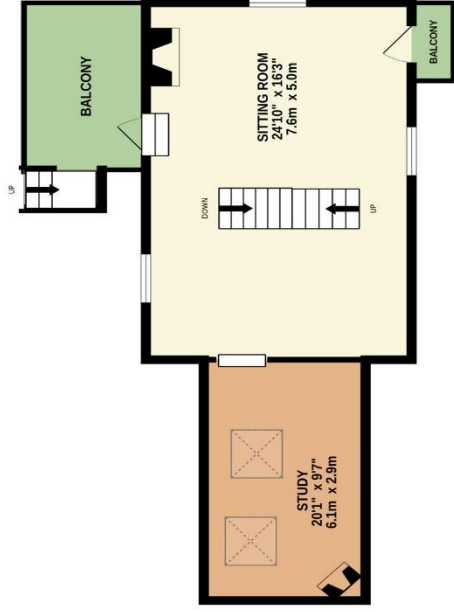
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details 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.



850 sq. ft. approx.
979 sq. ft. (90.7 sq. m.) approx.



111 sq. ft. approx.
123 sq. ft. (11.3 sq. m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (180.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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