

EDDELLS MILL
PAINSWICK, GLOUCESTERSHIRE



Cranham 1 mile, Sheepscombe 1.5 miles, Painswick 2.5 miles, Stroud 7 miles, (Stroud train station to Paddington, London from 90 minutes) Cirencester 14 miles, Cheltenham 10 miles, M5 (Junction 11A) 7 miles, (All times and distances approximate).

A HISTORIC AND ENCHANTING MILL HOUSE ON THE BANKS OF THE PAINSWICK STREAM WITH OUTBUILDINGS AND PADDOCKS, NOW IN NEED OF SOME UPDATING

The house: Kitchen Breakfast Room • Pantry • Dining Room • Sitting Room • Cloakroom WC • Vaulted (former Mill room) Drawing Room • 4 Bedrooms (one with shower) Bathroom WC • Separate WC

Outbuildings: Annexe with open plan bedroom/sitting room/kitchen with Shower and WC • A range of stone and timber stables • Apple store

Outside: Mature gardens • Mill pond • Orchard Paddocks • In all about 4.6 acres

Butler
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DESCRIPTION

Eddells Mill is approached over at cattlegrid via its own wall and hedge-lined drive, to a generous parking area for 3 or 4 cars. Originating in the 16th century and having remained in the same ownership for over 70 years, Eddells Mill now offers buyers a rare opportunity to acquire this very special family house. Located in an enchanting part of the Cotswolds, the property has a well-established, mature, waterside garden; an orchard with apple, pear and plum trees, and a range of outbuildings including a stone stable and an Annexe, wooden stable and outbuildings and fenced paddocks. There is access to glorious walking and riding from the doorstep. Eddells Mill will suit those looking for an authentic and unique property, now in need of updating, subject to any necessary planning consents.

The house can be accessed from either the ground floor, or directly from the parking area via an oak balcony walkway to first floor level. Through this main door is the Mill Room, now converted into a vaulted Drawing room. The ground floor opens into the Kitchen Breakfast Room which is fitted with appliances and an oil fired Esse, and an outlook over the Painswick Stream to the fields beyond. There is a walk-in Pantry with plumbing for a washing machine. Both the Sitting Room and Dining rooms on this floor have a door opening onto the terrace, and the Dining Room has a large stone open fireplace and view over the stream and fields.

On the first floor is the ancient Mill Room with original beamed ceiling and a large open fireplace fitted with a woodburning stove. There is an attractive timber staircase up to a balcony above giving access to two of the top floor bedrooms and there are a further two bedrooms, and a bathroom and cloakroom on the first floor. There is a small staircase connecting bedrooms two and three.

THE ANNEXE

Eddells Mill Annexe is perfect for independent living, all on one level, yet close to the main house. With views down the drive and overlooking the Mill pond. There is an open plan room with kitchen area and a separate shower room with WC.

OUTSIDE

Eddells Mill is Southwest-facing and set back from the quiet country lane. It has a very pretty approach past the orchard and stone outbuildings and has a mature garden laid to lawns with attractive herbaceous borders, Cotswold stone walling and the former mill stone now as a water feature. These sunny gardens are perfect for enjoying the summer months.



In the garden is an underground Apple store which may have started life as an Ice-house. Beyond the Annexe is the original Mill pond, fed by the Painswick Stream, with areas of lawns and a walkway down the side of the pond. The Mill pond is in need of renovation. The traditional Cotswold stone building with mullion windows, beams and stone-tiled floor is at present used as a stable and feed-store. There is a wooden garden shed and the ancient orchard has its own access to the lane and is productive.

HISTORICAL NOTE

Eddells Mill is one of several mills on the Painswick stream, which was the centre of the woollen industry in the 18th and 19th centuries. Earlier, in the Domesday book, four mills were noted here and Eddells itself probably dates from this period when it was known as Kings Mill. Starting life as a corn mill, it later became a cloth (woollen) mill and was put up for sale in 1797 with 6 acres and outbuildings, at a time when Painswick produced many of the uniforms for the British Army.

Eddells Mill was converted into a house in 1926. The millpond is believed to be one of the very few remaining in its original 16th century form.

SITUATION & AMENITIES

Nestled in this magical part of the Cotswolds, the neighbouring village of Sheepscombe has a lovely community with a pub and primary school. Cranham has a popular primary school, local pub, church and cricket ground set in a spectacular wooded valley, the village is surrounded by stunning countryside with numerous public footpaths and bridleways to explore. The neighbouring village of Sheepscombe is an idyllic Cotswold village with a pub, primary school and Laurie Lee Cricket pitch. Painswick, known as the "Queen of the Cotswolds", is a thriving community with a general store, tea shops, restaurants, two pubs, and a pharmacy. There are many pop-up events and markets in Painswick.

Nearby towns include Stroud, with its award-winning Farmers Market every Saturday. Stroud provides everyday shopping with a choice of supermarkets from Waitrose to Aldi and is renowned for its independent shops and individualism.

Cheltenham has more extensive shopping, Literature and Jazz festivals, as well as its world-famous Racecourse.

Gloucester is nearby, dominated by its glorious Cathedral, and Cirencester - the Capital of the Cotswolds - only 30 minutes away. Birmingham and Bristol are the nearest commercial airports, while Gloucester has a smaller airport for chartered aircraft.

Road links connect to the M5 (Junction 11A is only 7 miles) and the M4 (Junction 15). Regular trains to and from Stroud Station to London-Paddington take about 90 minutes.

Local schools in the area are particularly good, with primary schools in both Cranham and Sheepscombe. Stroud has excellent secondary state schooling with Marling and Stroud High School, as well as Wycliffe (prep and private school). Cheltenham has Cheltenham Ladies College, Cheltenham College and St Edward's public schools as well as some outstanding state secondary schools.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage. It is expected that an incoming purchaser will look to upgrade the services currently provided. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required. Broadband is scheduled with Gigaclear covering the area, 4G coverage is good.

FIXTURES & FITTINGS

Only those mentioned in these sales particulars, together with all the fitted carpets and light fittings, are included in the sale. Others may be available by separate negotiation.

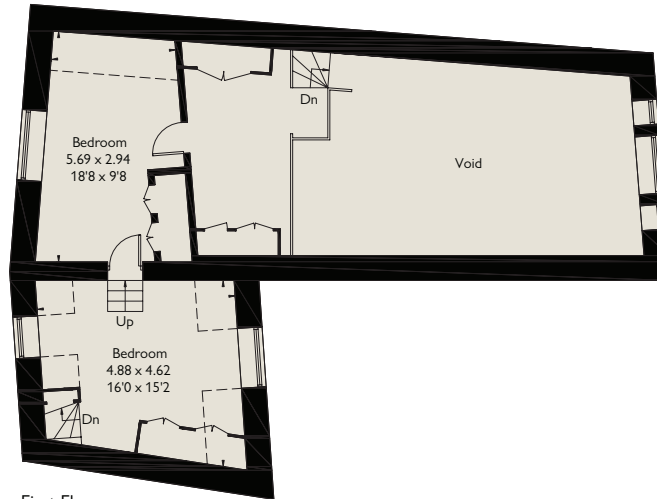
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.





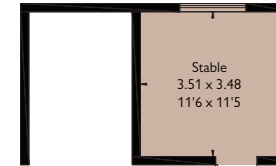
Approximate Floor Area = 236.4 sq m / 2545 sq ft
 Annexe = 24 sq m / 258 sq ft
 Outbuildings = 65.1 sq m / 701 sq ft
 Total = 325.5 sq m / 3504 sq ft (Excluding Void / Shed)



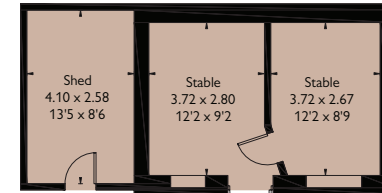
First Floor



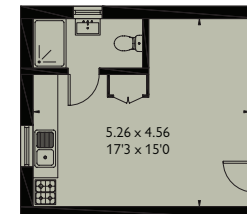
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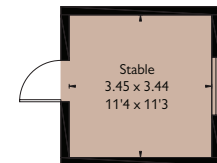
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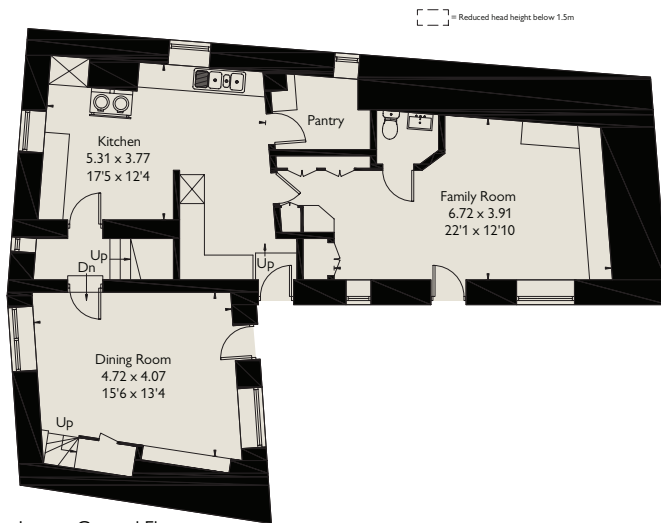
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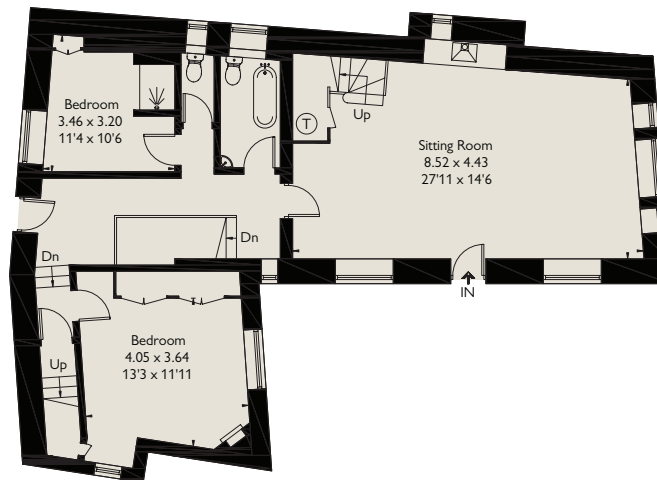
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Annexe



(Not Shown In Actual Location / Orientation)
Outbuildings



Lower Ground Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66802

TENURE

Freehold

LOCAL AUTHORITY

Stroud District Council

COUNCIL TAX

House – Band F, Annexe – Band A

EPC

G

VIEWINGS

Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E elizabeth@butlersherborn.co.uk



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