



EDWARDS
EXCLUSIVE

RAGLEY MILL LANE, ALCESTER
, B49 5DU

RAGLEY MILL LANE

ALCESTER,

Old Ragley Mill Barn, Alcester – A Rare and Striking Modern Barn Conversion with Scenic Countryside Views

Tucked away in a generous rural setting at the heart of the historic Roman town of Alcester, Old Ragley Mill Barn offers a rare opportunity to acquire a beautifully crafted, architecturally striking home with exceptional interior design and outstanding outdoor living space.

Completed in 2018, this one-of-a-kind, larch-clad barn conversion seamlessly blends rustic charm with contemporary finishes. Boasting aluminium double-glazed windows and doors, underfloor heating on the ground floor, and Quick-Step Hydra Seal flooring throughout key living areas, this property has been thoughtfully designed for comfort, functionality, and style.

The spacious interior comprises a bright and open-plan kitchen/dining/family room—a true hub of the home—complete with floor-to-ceiling cabinetry, dual ovens, Silestone worktops, integrated appliances, and a feature L-shaped island with wine cooler and breakfast bar. Two sets of Bifold doors lead out onto the huge terrace, creating a seamless flow for indoor out door living. There is a separate sitting room with bifold doors leading to the garden, as well as two floor to ceiling windows, flooding this space with natural light and a cosy log-burning stove. A multi-functional utility room that doubles as a study or playroom and a downstairs toilet complete the downstairs accommodation.



Upstairs, a gallery landing with glass balustrade leads to four double bedrooms. The luxurious master suite includes a fitted dressing room and modern ensuite, while two further bedrooms share a stylish Jack & Jill shower room. The fourth bedroom is a spacious double and has exclusive use of a contemporary family bathroom with freestanding bath and walk in shower completes the first floor.

Outside, the wow-factor continues. A large patio extends from the main living areas, offering the perfect space for entertaining or relaxing, with beautiful views over open fields. The highlight is a fully powered outdoor cabin with lighting, ideal as a garden office, studio, or bar setup. This cabin leads directly onto a patio with ample space for an outdoor kitchen —creating an idyllic al fresco entertaining area framed by peaceful countryside views.

Notably, the fields surrounding the property form part of a protected English Heritage site, ensuring the views are safeguarded and that no future development will impact the outlook or setting of this stunning home.

Additional features include:

- Electric gated entrance and off-road parking for multiple vehicles
- Private garden with access to nearby nature reserve and countryside walks
- Raised vegetable beds, gravel seating area, sheds, and hot/cold outside taps
- Easy walking distance to Alcester town centre, Waitrose, and excellent local schools

Old Ragley Mill Barn is a truly special home that balances



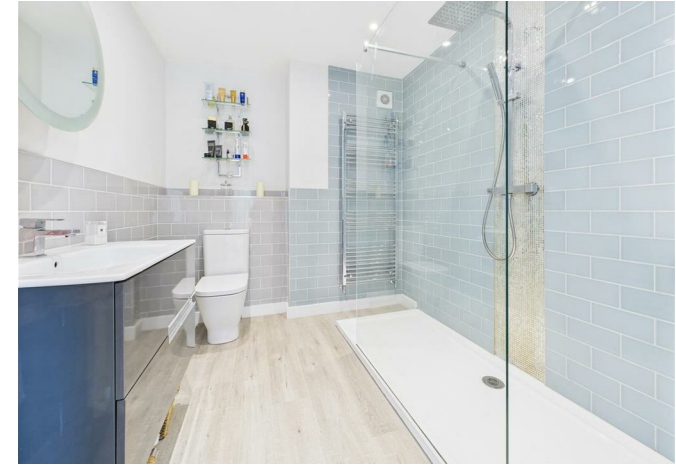
rural tranquillity with modern living. With its unique position, generous plot, and stylish finish, it's a must-see for those seeking something just a little bit different.

General Information - Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

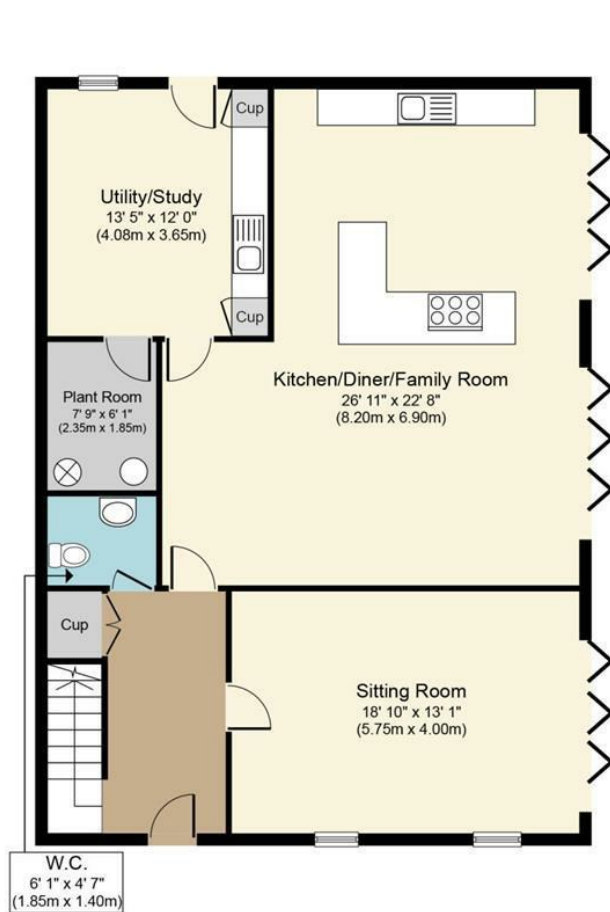
Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

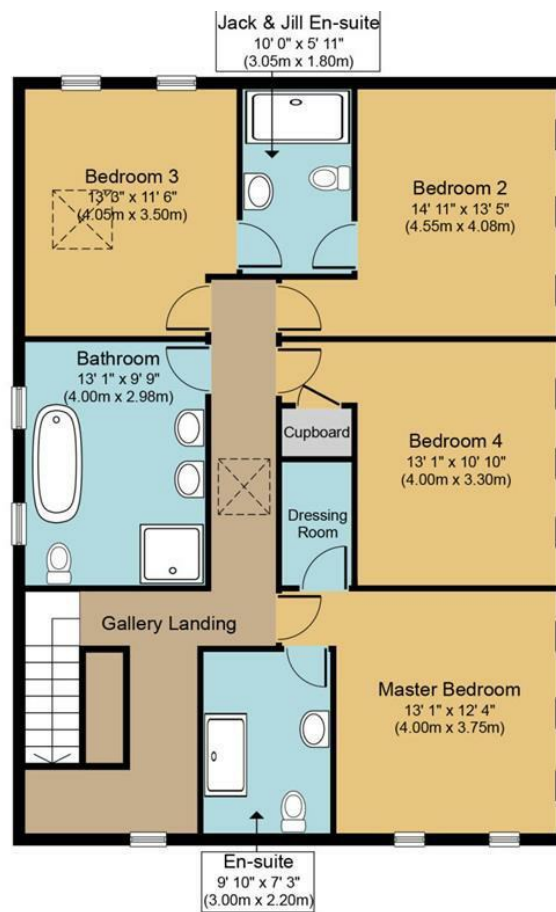
Tenure: The property is Freehold with vacant possession upon completion of the purchase.







Ground Floor



First Floor



Approx. Gross Internal Total Floor Area 2,610 sq. ft. (242.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

NOTICE

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither edwards nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of edwards have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.