



Millend Mill, Eastington GL10 3UY
£220,000



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• Grade II Listed original mill • Two double bedrooms • Open plan living accommodation with mezzanine landing • Light and airy rooms • Communal gardens and one allocated parking space • Sought after village location • Annual service charge of approximately £2,800.00 • Leasehold - 117 years remaining • Council tax band C (£2,045.54) • EPC rating C79

£220,000



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Entrance Hall

Door to apartment. Access to open plan living space, bedrooms, bathroom and stairs to mezzanine landing. Storage cupboard.

Mezzanine Landing

Glass balustrade and power.

Open Plan Living Space

Three double-glazed Velux windows to side elevation and two windows to rear elevation. Range of wall and base units with oven, four ring electric hob, sink with mixer tap and drainer and integrated fridge/freezer.

Bedroom One

Double-glazed Velux window and double-glazed window to rear elevation.

Bedroom Two

Double-glazed Velux window.

Bathroom

Low-level WC, bath with shower over and wash hand basin.

History

Millend was an old mill site which originally belonged to the Manor of Alkrintone, one of the two Manors making up the Eastington Parish. It is thought to have been built around 1815. The building was originally a Domesday corn mill and later adapted to become a local woollen cloth mill. In 1869, the mill was sold and by 1876 the new owner was trading as a miller and corn dealer of Eastington Flour Mills. Due to the conversion a new steam engine was installed and the water wheels were reduced from two to three. In 1895, Millend was converted into a maltings and was operated as a maltings until the 1930s. The 1950s saw the mill being used for grain drying and eventually it was demoted to storage and for the use of shipping antiques. In 2016 the mill was converted into apartments and has previously won the ALA award for best creative re-use of an industrial building.

Outside

There is one allocated parking space with visitors parking. There is a communal garden area and communal entrance hall that boasts an abundance of history.

Location

The property is situated in the popular village of Eastington, which lies four miles West of Stroud and nine miles South of Gloucester at the entrance of the Stroud Valley. It is situated West of Stonehouse town and is extremely convenient for Junction 13 of the M5 motorway, the A38 and the A419 roads. There are useful facilities within Eastington such as a new Community Centre, Co-op, post office, a butcher, pubs, hairdressers, a garage, village hall and the property is located within the catchment area for Eastington Primary School which has an Outstanding Ofsted report.

Material Information

Tenure: Leasehold - 125 year lease beginning January 1st 2015 with 117 years remaining.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,045.54. (2024/25)

Service charge: approximately £2,800.00.

Management company: CMG Leasehold Management LTD.

Electricity supply: mains.

Water supply: mains.

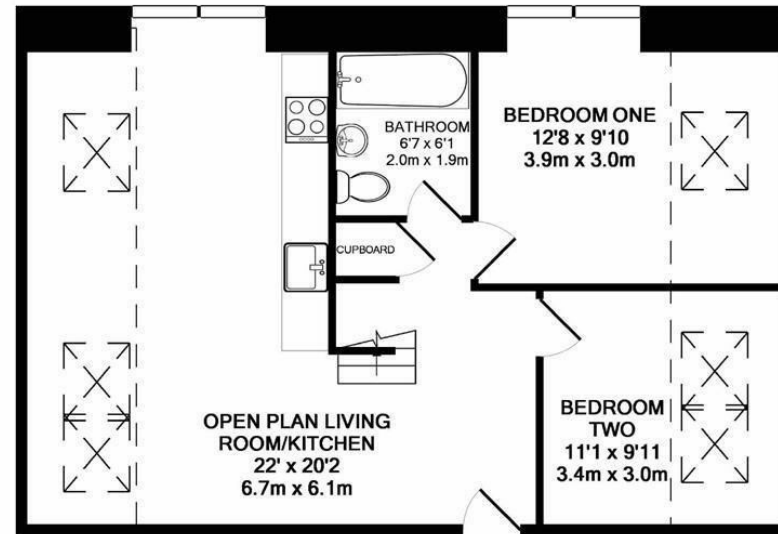
Sewerage: mains.

Heating: underfloor heating.

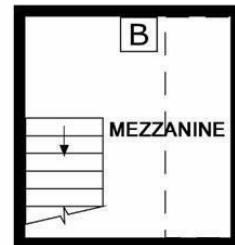
Broadband speed: 4 Mbps (basic) and 80 Mbps (superfast).

Mobile phone coverage: EE, Three, O2 and Vodafone.





4TH FLOOR
APPROX. FLOOR
AREA 678 SQ.FT.
(63.0 SQ.M.)



5TH FLOOR
APPROX. FLOOR
AREA 90 SQ.FT.
(8.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.4 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. 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

