



MELBOURNE
Sales & Lets

The Old Mill, Pool Road, Melbourn, DE73 8AA
Offers Over £800,000

The Old Mill The Old Mill, Pool Road, Melbourne, DE73 8AA

The Old Mill is a highly desirable Grade II Listed residence, beautifully positioned in the heart of the charming town of Melbourne. Nestled beside the historic mill pool—known as Melbourne Pool—the property enjoys stunning panoramic views across the water and surrounding countryside, offering a truly idyllic and rarely available setting.

This exceptional home perfectly balances period character with contemporary living. Originally dating back to the early 17th century, the property underwent a meticulous conversion in the 1970s, preserving its historic charm while introducing modern comforts. As part of the exclusive Melbourne Estate, it presents a rare opportunity to acquire a home of both architectural significance and everyday practicality.

The accommodation is arranged across three floors and offers both space and versatility. On the ground floor, there is a well-equipped fitted kitchen with built-in storage and a generous dining room with glazed doors opening out onto a private patio. Leading off the dining room is a comfortable lounge, along with a welcoming entrance hall and a convenient WC.

The first floor offers four well-proportioned bedrooms, including one with an en suite, alongside a stylish shower room serving the remaining rooms.

The second floor is home to a large and flexible fifth bedroom, which could also serve as a sitting room, studio, or games room, depending on your needs.

Externally, the property benefits from a private gated driveway with ample parking, as well as two outbuildings—one of which is large enough to accommodate up to two cars. The gardens are laid to lawn to both the front and rear, complemented by a charming mill feature to the side of the property.

With its spacious layout, exceptional views, and timeless appeal, The Old Mill is a rare and special home in one of Derbyshire's most picturesque and historic locations.



Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : G

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence.

This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2818 ft²

Reduced headroom

43 ft²

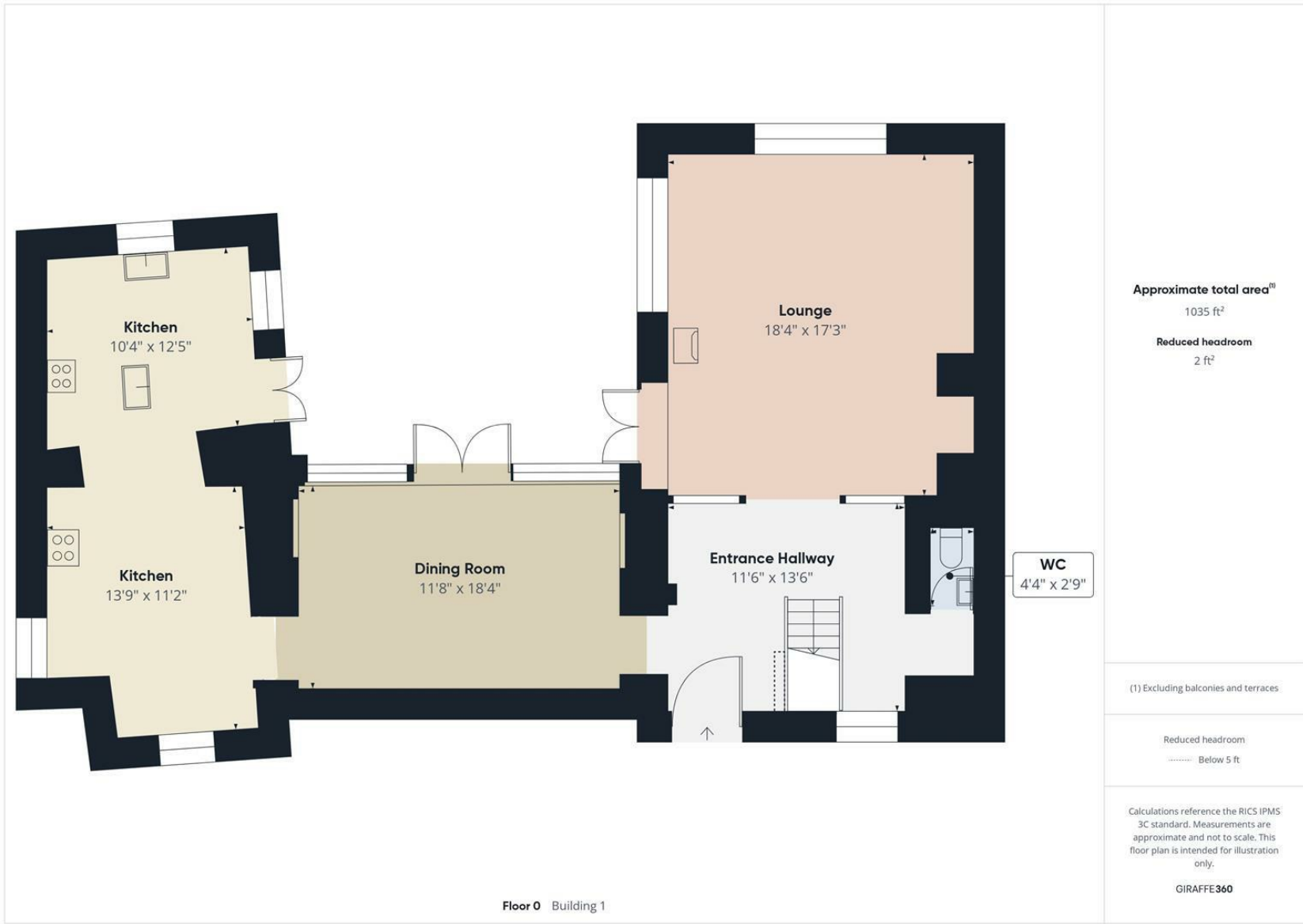
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 92-100 A	81
21-91 B	
16-20 C	
10-15 D	
5-9 E	
2-4 F	
1-2 G	
Not energy efficient - higher running costs	26
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92-100 A	81
61-91 B	
39-60 C	
15-40 D	
9-14 E	
2-8 F	
1-2 G	
Not environmentally friendly - higher CO ₂ emissions	26
England & Wales	EU Directive 2002/91/EC