



**Connells**

The Mill Mill Lane  
Newbold On Stour STRATFORD-UPON-AVON

# The Mill Mill Lane Newbold On Stour STRATFORD-UPON-AVON CV37 8DR

for sale offers over  
**£800,000**



## Property Description

Located on Mill Lane in the sought-after village of Newbold-on-Stour, this beautifully characterful former water-powered mill offers a rare opportunity to own a unique piece of local history. Originally operating for centuries on the River Stour before its conversion in 1947, The Mill retains an abundance of period charm, with exposed beams, timber paneling and feature fireplaces throughout.

Set within approximately three acres of private grounds and enjoying stunning views across its own mill pond and surrounding countryside, the property is arranged over three floors and provides spacious, versatile living. The ground floor offers flexible accommodation including a games room, office, shower room and extensive storage. The first floor forms the main living space, featuring a well-fitted kitchen, breakfast room and utility, along with sitting room with open fireplace and log burner, opening onto a terrace with far-reaching views. A split-level layout leads to a dining room overlooking the grounds and mill pond.

The second floor hosts four well-proportioned bedrooms and family bathroom, with several rooms enjoying different outlooks of the grounds.

Externally, the property is approached via a private road, to a gated driveway offering ample parking. The beautifully maintained grounds extend to around three acres, incorporating lawned areas, fruit and vegetable garden, and a gated paddock all with direct access to the picturesque mill pond.

## Introduction

### Approach

The Mill is approached via a private road (Mill Lane), leading to a gated entrance that opens into the grounds and an ample block-paved driveway

### Entrance Hall

A welcoming entrance hall showcasing character features including exposed timber beams and an attractive flagstone floor. Here, there is access to a range of versatile ground floor rooms, including a games room, office, shower room, and a generous storage area. A staircase rises to the first-floor accommodation.

### Games Room

A spacious and versatile reception room featuring exposed timber beams and ceiling downlights. Having two windows to the front, radiator. The room offers excellent

flexibility for leisure or entertaining and leads through to both a study and a useful storage room.

### Office

A versatile room, ideal for home working or study, featuring a window to the rear. The space benefits from a radiator, a built-in desk and storage, A door leads conveniently through to the adjoining shower room.

### Shower Room

Fitted with a modern white suite, this partly tiled shower room comprises a walk-in shower, low-level WC, and wash hand basin. The room also benefits from a radiator and a obscure window to the side elevation.

### Storage Room/Living Space

A generously proportioned and versatile room, currently utilised for storage, featuring exposed timber beams that enhance the character of the space. With a window to the front elevation, two radiators, this room offers excellent potential for a variety of uses, subject to requirements.

## First Floor

### Landing

An impressive and spacious first floor landing, rich in character and charm, featuring exposed beams and attractive wood paneling. The area is enhanced oak wood flooring and enjoys an abundance of natural light from windows to both the front and rear elevations. Providing access to the principal living accommodation, doors lead through to the kitchen and lounge.

### Kitchen

A well-appointed kitchen fitted with a range of matching wall and base units, complemented by work surfaces incorporating a stainless steel one-and-a-half bowl sink with drainer and tiled splashbacks. Integrated appliances include a double oven and electric hob with extractor hood over, with additional space for a fridge freezer and dishwasher.

The room retains character features with exposed beams and benefits from a radiator. A useful pantry cupboard provides additional storage, while two windows to the front

elevation allow for plenty of natural light. A door leads through to the adjoining breakfast room.

#### **Breakfast Room**

A pleasant and practical space, featuring a window to the rear elevation. The room is fitted with a radiator and benefits from a convenient door leading through to the utility room.

#### **Utility Room**

A practical addition to the home, the utility room is fitted with a range of wall and base units providing useful storage. There is space and plumbing for a washing machine, along with a window to the side elevation.

#### **Sitting Room**

An impressive and generously proportioned main reception room, beautifully combining character features with comfort. The space benefits from partial wood paneling, complemented by exposed beams, and oak wooden flooring that enhance its charm.

An open brick fireplace with a log burner provides a stunning focal point. The room is served by two radiators and enjoys an abundance of natural light from windows to the rear and side elevations.

Patio doors open onto the terrace, offering impressive views across the surrounding countryside and mill pond—perfect for relaxing or entertaining. From the lounge, a few steps leads up to the dining room.

#### **Dining Room**

A stunning dining room, perfectly positioned to take full advantage of its picturesque setting, with windows to the side and rear elevations offering fabulous views across the impressive rear grounds and mill pond.

The room is rich in character, featuring exposed beams, attractive oak wooden flooring, and two radiators and a open fire set within a charming brick fireplace.

### **Second Floor**

#### **Landing**

A spacious second floor landing area, offering a light and airy feel with windows to both the front and rear elevations. Featuring a useful storage cupboard, fire door with a ladder down to terrace and doors also providing access to all bedrooms and the family bathroom.

#### **Bedroom One**

A well-proportioned principal bedroom enjoying great outlook with a window to the rear elevation offering attractive views over the mill pond. The room benefits from a radiator and built-in wardrobes.

#### **Bedroom Two**

A generously sized double bedroom enjoying a dual aspect, with windows to both the front and rear elevations, including attractive views over the mill pond. Having two radiators and also benefits from a fitted sink with vanity unit.

#### **Bedroom Three**

A charming bedroom featuring an exposed beam that adds character to the space. A window to the side elevation. Having built in wardrobes and radiator.

#### **Bedroom Four**

A pleasant bedroom enjoying a window to the side elevation with attractive countryside views. The room retains character with an exposed beam and a radiator.

#### **Bathroom**

Partly tiled bathroom comprising a bath with shower over, low-level WC, and wash hand basin. The room also benefits from a radiator and an obscure window to the side elevation.

#### **Outside**

The property is approached via a private road leading to a block-paved driveway, which in turn passes through an attractive gated archway and continues to a further private driveway, offering ample parking and a carport.

External stairs rise to terrace positioned above the carport, providing an elevated seating area with delightful views. To the rear, the property is set within approximately three acres of beautiful grounds, including a dedicated fruit and vegetable area and access to a picturesque mill pond, creating a truly tranquil and idyllic setting.

### **Terrace**

A paved elevated terrace area enjoying attractive views over the mill pond and adjoining land providing an ideal space for outdoor seating and relaxation. Access from the lounge, or stairs to the side.

#### **Council Tax**

Local Authority: Stratford District Council









**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 288.0 m<sup>2</sup> (3,100 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: G

Tenure: Freehold

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Property Ref: WBE104183 - 0007