

FLADBURY MILL

Mill Bank, Fladbury, Pershore, Worcestershire



A HANDSOME DETACHED GRADE II LISTED MILL IN A SOUGHT-AFTER CONSERVATION VILLAGE ON THE RIVER AVON

Incorporating a six bedroom house, two bedroom apartment and extensive further space to give a total of over 11,000 square feet.

Summary of accommodation

Entrance hall | Sitting room | Dining room | Large kitchen/breakfast room | Large utility room and WC | Four first-floor bedrooms and two bathrooms
Two second-floor bedrooms and washroom, with additional study/playroom/dressing room

First floor apartment with hall, 26-foot-long sitting/dining room with wood burner, kitchen, WC
Two bedrooms, one with dressing room and en suite bathroom, shower room

Extensive additional space over four floors incorporates a boiler room, loft rooms, tool store, wheel, Mill and turbine rooms, exposed timbers and mill workings
ideal for additional residential accommodation, holiday lets, workshops, education space or storage (subject to planning and listed building consents)

Boat house | Garage | River frontage and mooring | Gardens and paddock

In all, about 1.45 acres

Distances: Evesham 4 miles, Pershore 5 miles, Worcester 12 miles, Stratford-upon-Avon 16 miles, Cheltenham 21 miles
Birmingham 34 miles, M5 (J7) 9 miles, M40 (J15) 22 miles (All distances and times are approximate)



LOCATION

Fladbury Mill is situated in a Conservation Area on the edge of this picturesque traditional English village on the banks of the River Avon offering excellent amenities including navigable use of the river, fishing, a primary school, village shop, village hall, church, butchers, two public houses along with a cricket pitch and tennis and canoe clubs.

For everyday shopping, the Georgian market town of Pershore is only 5 miles away and caters for everyday needs. Broader shopping and services are offered in Worcester and Stratford-upon-Avon, and Cheltenham is renowned for its specialist shopping.

The riverside market town of Evesham is just 4 miles away and provides excellent shopping, sport and recreational facilities. There are well known private schools in Worcester and Cheltenham, and Fladbury is within the catchment area for the highly regarded Pershore High School. Evesham Railway Station is only 4 miles away, which has direct services to London Paddington.





The area has excellent links with the M5, M40 and M42 networks providing access to London, Birmingham, Bristol, Cheltenham and Gloucester. The Vale of Evesham has beautiful countryside with numerous footpaths and riverside walks throughout the area.

THE PROPERTY

A mainly eighteenth-century Grade II brick-built listed mill with gabled wings and some earlier timber framing under a clay tiled roof. The Mill is in a wonderful setting by the river, with beautiful views. The Mill still contains some mill machinery and a working turbine which generates electricity for the property, which also has a mains electricity supply.

With two substantial reception rooms off a wide entrance hall, and with a large utility room and kitchen/breakfast room with a fitted kitchen with an island and integrated appliances. With attractive Georgian architecture and traditional timber windows, the accommodation incorporates elm floor boards, exposed timberwork, providing a substantial six bedroom home with accommodation on three floors and a two-bedroom first-floor



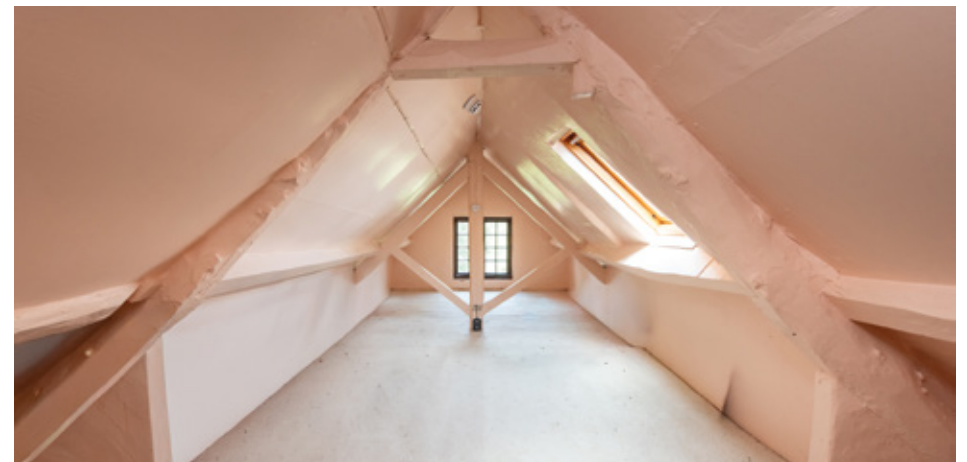




flat, with a fully fitted kitchen with a timber floor and ceiling, two double bedrooms and the reception room with a brick chimney breast and inset wood burner and an extensive range of bookshelves. The flat enjoys expansive views over the river and countryside beyond. The timber clad turbine room sits above the mill race.

The property has flood defences and pumps for when the river rises significantly. The half-cellar is designed to accommodate occasional flooding.

For an extended family wanting to take advantage of what the river has to provide or for a buyer with plans on how to make use of the extensive mill building for a charitable, educational or commercial purpose, Fladbury Mill has much to offer.





First Floor Flat



First Floor Flat



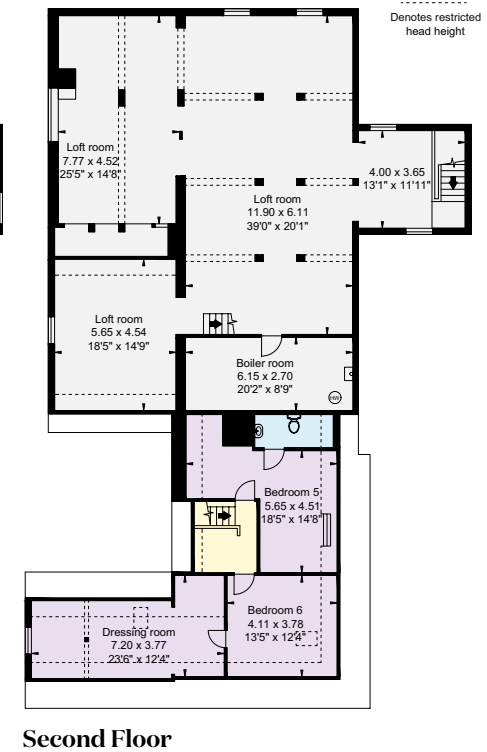
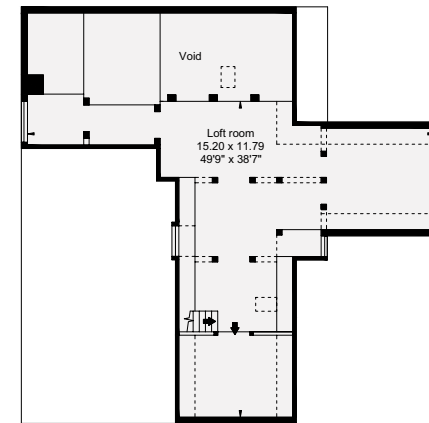
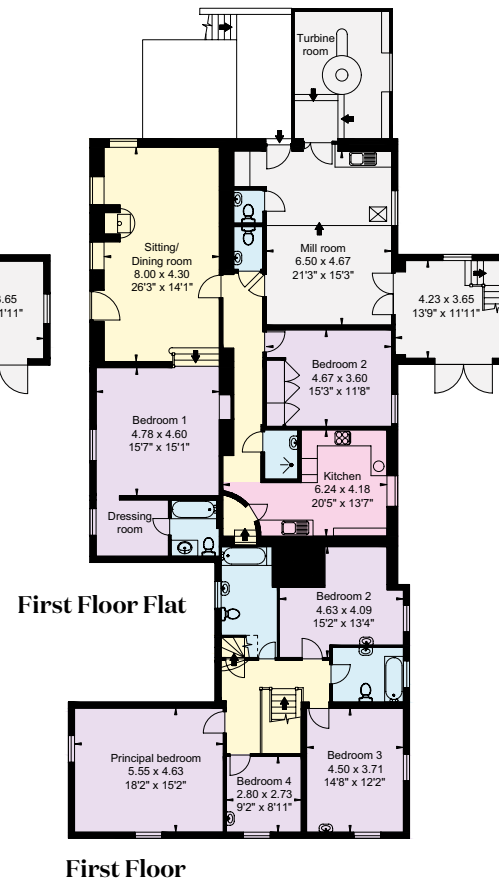
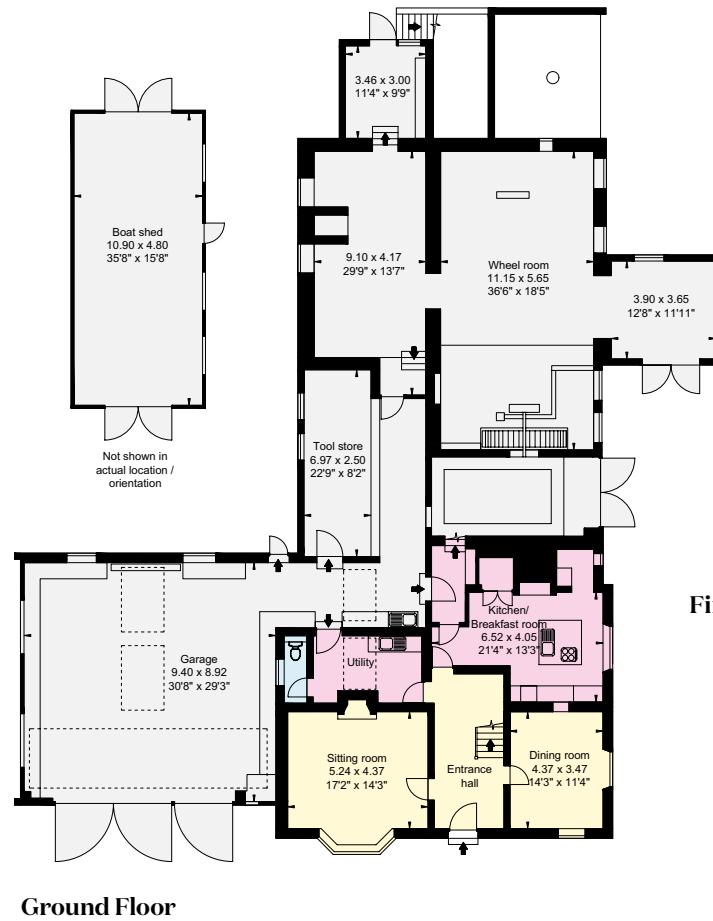
First Floor Flat



First Floor Flat



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = House, Flat & Attached Buildings: 1,028 sq m (11,067 sq ft)
 Boat Shed: 52 sq m (563 sq ft)
 Total: 1,080 sq m (11,630 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

Situated on the river Avon, with a weir close by with a lock for navigation downstream to access the river and canal system, and with the mill race still running through the property. Timber boat house and mooring, paved paths and terrace and riverside seating area to enjoy the views and abundant wildlife drawn to the river, mature setting is framed by mature trees including willow and poplar.

The property is approached off the village street with tarmac parking and garaging. The Mill stands in attractive gardens and grounds, with a paddock area to the south side. A public footpath crossing the property give walkers riverside access on the community owned land beyond.





PROPERTY INFORMATION

Services: Mains gas, electricity, drainage and water. Gas fired central heating. Supplementary turbine generated electricity. Security and fire alarms. Broadband.

Fixtures & fittings: The vendors solicitor will provide a schedule of items included and excluded from the sale and those which may be available by negotiation.

Local Authority: Wychavon District Council: 01386 565000

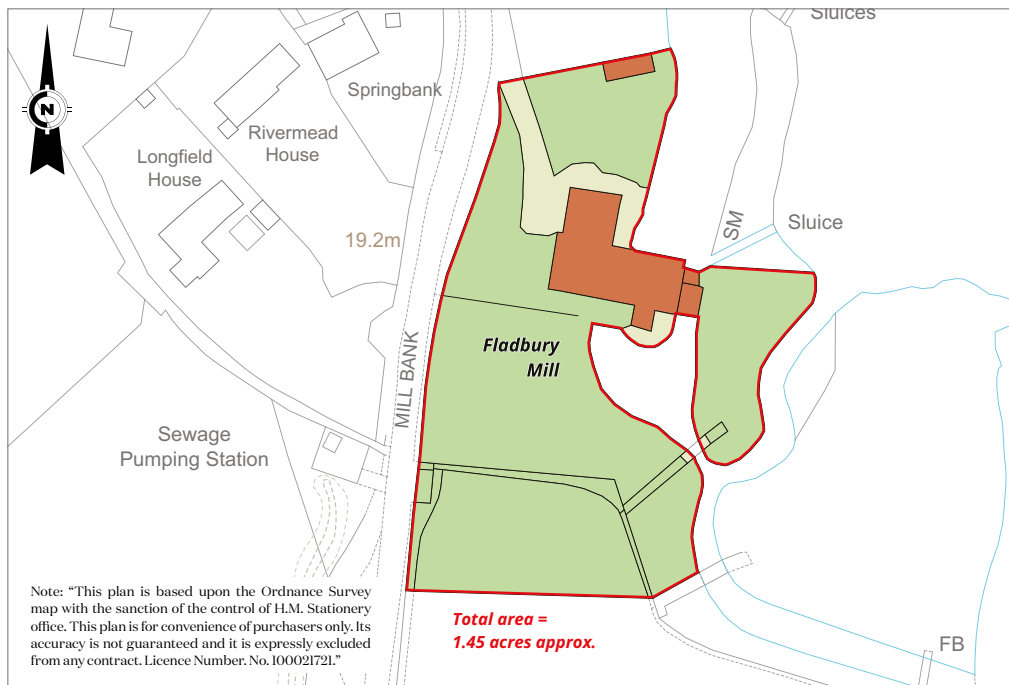
Council Tax Band: H

EPC: E

Directions (WR10 2QA)

What3words: ///tracks.screaming.dips





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Date: 16 July 2026
Our reference: STR012681071

Fladbury Mill, Mill Bank, Fladbury, Pershore, WR10 2QA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of offers in excess of **£999,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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Yours faithfully



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