



Old Mill House
Barcheston, Nr Shipston on Stour, South Warwickshire





A detached house and Mill in an **idyllic rural riverside location** on an island in the River Stour standing in approaching 5 acres, with planning consent to replace the house and to redevelop the Mill to holiday accommodation.

Summary of accommodation

Entrance hall | Sitting room with inglenook | Farmhouse kitchen with dining room off | Large utility/boot room | Shower room | Four double bedrooms | Bathroom | Brick built mill building | Barn | Two stables | Garage/store

Bound by the River Stour and the millstream with trout and coarse fishing | Paddock and spinney

In all, about 1.9 hectares (4.8 acres)

Distances

Shipston on Stour 0.5, Moreton in Marsh 9 miles (intercity trains to London Paddington), Banbury 12 miles (Inter-city trains to London Marylebone from 54 mins), Stratford upon Avon 12 miles, M40 (J11 & J12) 14 miles, Leamington Spa and Warwick 16 miles

(All distances and times are approximate)



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Situation

Barcheston has a timeless quality and a tranquil haven, yet is only a short distance from the bustling small market town of Shipston-on-Stour, which has facilities for day-to-day requirements. The village, with its ancient parish church, is full of history, from the famous 16th century Sheldon Tapestry Weavers, its association with the Gunpowder Plot where Robert Catesby, one of the conspirators, was reputedly born in the village, to the musically gifted Beecham family, part of whose estate Barcheston once was.

Old Mill House and Barcheston Mill are situated at the end of the village, down a quiet track past the Manor, on a no through road and approached by a private drive to the bend of the river. The millrace cuts across the bend and the Mill was working within living memory. The property is secluded with a rural aspect and can be independent from the outside world.

Moreton-in-Marsh and the Cotswolds lie only a few miles to the south, whilst Banbury provides further shopping, schools and intercity train services to London Marylebone, as well as access to the M40 at Junction 11.

Leamington Spa, Warwick, and Stratford-upon-Avon, with its Shakespearean heritage and theatres, provide further shopping, dining and recreational facilities. There are golf courses at Brailes, Tadmorton and Stratford-upon-Avon and racing at Stratford, Warwick and Cheltenham. Schools include The Croft Prep School and grammar schools in Stratford, Warwick Prep and Public School, Kings High School for Girls in Warwick and Tudor Hall School for Girls, Bloxham and Sibford Public Schools.

The property

The setting of Old Mill House and Barcheston Mill is the unique element of the property with its house, Mill, stables and barn. The house was rebuilt, faced in reclaimed stone, in the 1980s and provides four bedroom accommodation.

Old Mill House

The existing stone-built house, under a tiled roof, has an entrance hall with staircase rising, sitting room has a large stone-faced inglenook fireplace, and the kitchen with oil-fired Aga opens into the dining room. There is a large utility room and ground-floor shower room.

To the first floor are four double bedrooms, the principal bedroom with windows to three sides. Family bathroom and walk-in airing cupboard.







Existing Floor plan

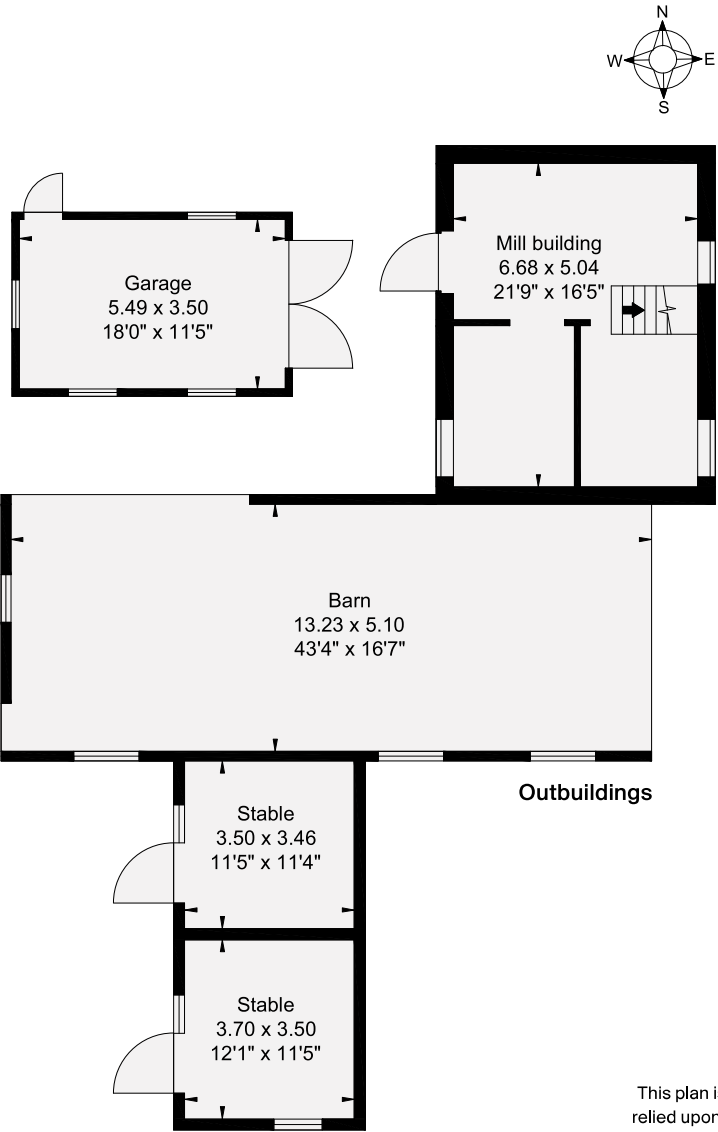
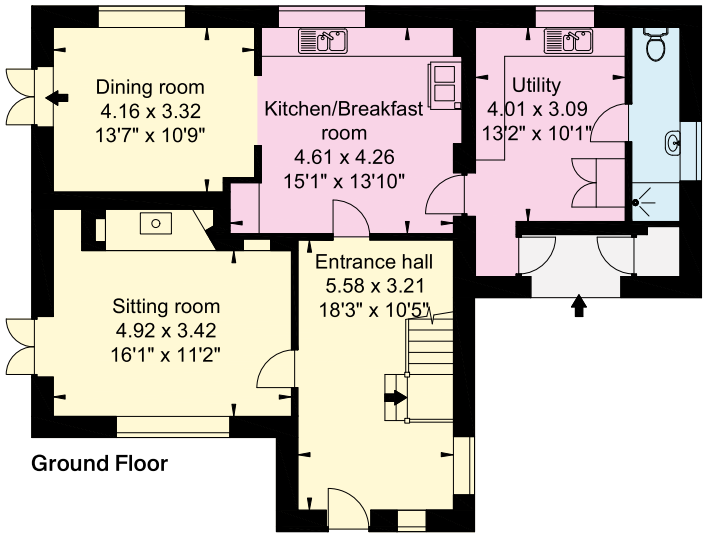
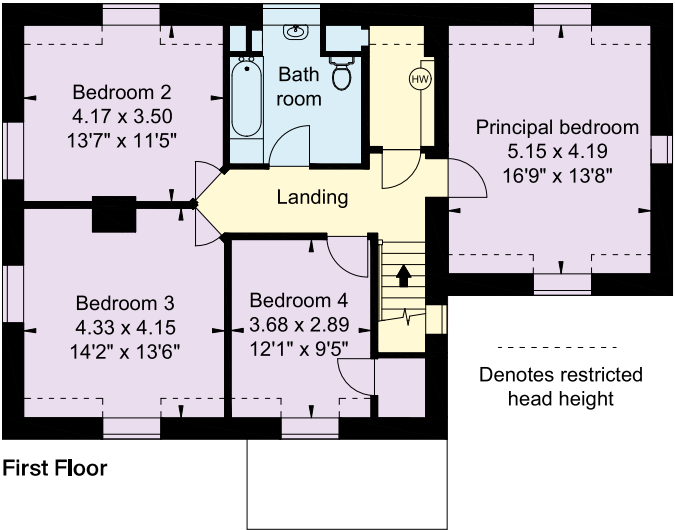
Approximate Gross Internal Floor Area:

House: 188 sq m (2,024 sq ft)

Outbuildings: 148 sq m (1,593 sq ft)

Total: 336 sq m (3,617 sq ft)

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



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Proposed Old Mill House

There is now planning permission to replace the house with a new six bedroom detached stone house extending to about 2,455 square feet, elevated on the site by Stratford-on Avon District Council reference 22/02983/Ful, granted on 26 January 2023, and confirmation of a substantive start ref 26/00676/LDP from Stratford-on-Avon District Council has been approved. The accommodation will provide an entrance hall, with cloakroom off, with a triple aspect large kitchen/dining /family room and a utility room, There is a separate sitting room, which also has windows to three sides and a study/cinema room, together with a ground floor sixth bedroom with en suite shower room. To the first floor are five double bedrooms, two with en suite shower rooms and a family bathroom. Detached open fronted double garage. This creates a very special opportunity to build a new home in a most sought-after island site. There is believed to be sufficient reclaimed stone on the site for the new house.

Barcheston Mill

The Mill building is in need of restoration, with attached store building and stables,

Proposed Barcheston Mill

Barcheston Mill also has planning consent to renovate and extend to provide for demolition of outbuildings and conversion and extension of the Mill building to create one holiday house 5/02683/FUL granted on 3 November 2025. The plans have been produced by renowned Tyack Architects to provide about 1788 square feet of accommodation, including extensive full-height glazing to the south elevation of the proposed extension, combined with the traditional features of the Mill building, with three bedrooms and three bathrooms, including a ground floor suite, together with a kitchen/ breakfast room, dining hall with extensive glazing, family room and sitting room. There will be wonderful views from the deck and expansive south facing windows up the river.

Barcheston Mill offers the opportunity to provide a substantial letting income with its highly sought-after location.

The development of the whole site also offers the opportunity to create off-grid living, having its own water supply and drainage, and the opportunity to produce renewable energy from solar panels, wind or water turbine and air, ground or water source heat pumps.



Computer Generated Image



Computer Generated Image

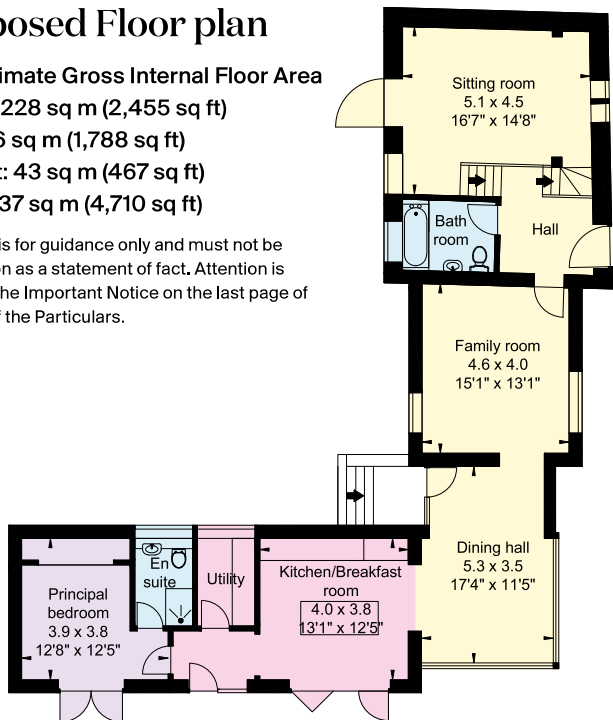


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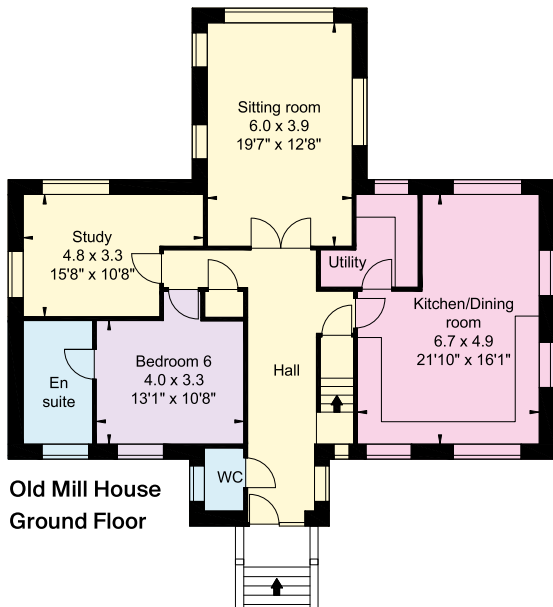
Proposed Floor plan

Approximate Gross Internal Floor Area
House: 228 sq m (2,455 sq ft)
Mill: 166 sq m (1,788 sq ft)
Carport: 43 sq m (467 sq ft)
Total: 437 sq m (4,710 sq ft)

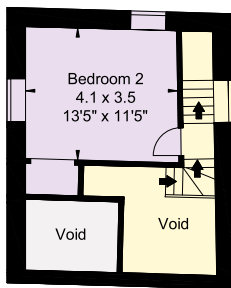
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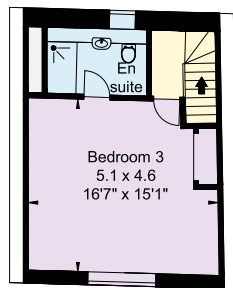
Mill
Ground Floor



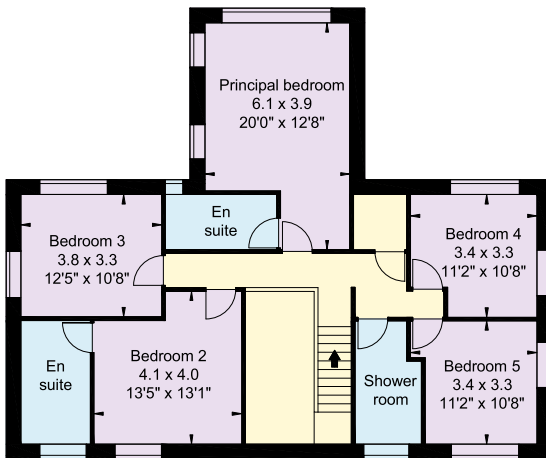
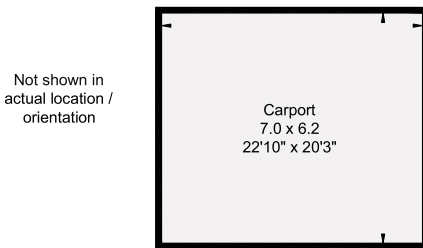
Old Mill House
Ground Floor



Mill
First Floor



Mill
Second Floor



Old Mill House
First Floor

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

Proposed Elevations



Garden and grounds

The gardens and paddock land have been improved and tended by the present owners to provide a lovely setting for the house and Mill, with paved patio, expansive lawns, trees, bushes and fruit trees. The owners have planted a selection of young trees to enhance the existing mature tree setting of the property. There is a vegetable garden and the fertile paddocks are ideal for grazing or horticulture, a real opportunity for self-sufficient living. There is a field shelter to the paddocks. The river, millstream and mill pool provide an annual Mayfly hatch, fishing for native brown trout and a variety of coarse fish and are enhanced by fine-pollarded willow trees. The spinney at the tip of the island has a variety of trees, including fine large black poplars, two forming a kissing tree where the two trees have grown together to form an 'H' shape. The setting and the river provide a haven for wildlife with kingfishers, otters, heron, egrets and Mandarin ducks seen at the property.





Services

Mains electricity is connected to the property. Well water (mains water is understood to be available). Private drainage system. BT line with high-speed broadband available at the boundary understood to be available.

Fixtures and fittings

All those mentioned in these sales particulars, together with fitted carpets, are included in the sale. All others are specifically excluded.

Directions (CV36 5AY)

From Stratford-upon-Avon, take the A3400 through the villages of Alderminster and Newbold-on-Stour. Continue over the roundabout with the Fosse Way to Shipston-on-Stour. In Shipston, turn left over the bridge on the B4035 towards Banbury and take the first right-hand turn to Barcheston. Drop down into the hamlet, past The Old Rectory, and the lane down to Old Mill House will be found on the right-hand side of the Manor House.

What3words ///bricks.utter.overnight

Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax: Band E

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 28 May 2026
Our reference: STR012144534

Old Mill House, Barcheston, Shipston-on-Stour, CV36 5AY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,075,000**.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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