



## THE MILL

Welford-on-Avon, Stratford-upon-Avon, Warwickshire





# A UNIQUE AND BEAUTIFULLY RESTORED FORMER MILL

On the edge of the River Avon in Welford-on-Avon with a private driveway, beautiful grounds, and delightful riverside views.

## Summary of accommodation

Four/five bedrooms | Three bathrooms

Entrance hall | Kitchen/ Breakfast room | Dining room | Drawing room | Utility room | Storage room

Double garage | Machinery store

**Garden and grounds extending to 1.28 acres**

**Distances:** Stratford-upon-Avon 5 miles, Chipping Campden 9.2 miles, M40 (J15) 13.2 miles, Warwick 14.8 miles, Warwick Parkway Station (intercity trains to London Marylebone from 69 minutes) 15.1 miles, Birmingham International Airport 28 miles (All distances and time are approximate)



## SITUATION

The Mill is situated close to the centre of the village, a short walk from the highly regarded Bell Inn pub, in the much sought-after Warwickshire village of Welford-on-Avon. Welford lies about 4.4 miles to the southwest of Stratford-upon-Avon. The village has an excellent, active community with numerous events throughout the year, often centred around the village hall and famous maypole. It has a fine parish church, several public houses, a general store with a post office, a family butcher and deli, a cricket club, a marina, an 18-hole golf club, a bowls club and a garage.

Nearby Stratford-upon-Avon is the region's cultural centre and is famed for its theatres and Shakespearean heritage. The town also offers an abundance of shops, restaurants, public houses, and a wide range of entertainment and sports facilities.

There is a primary school in Welford-on-Avon with a superb reputation and an excellent range of state, private and grammar schools to suit most requirements. The property is exceptionally well located for The Croft Prep School, Stratford Grammar Schools, Alcester Grammar School, and Warwick Schools are also within easy reach.





Birmingham International Airport is about 28 miles away, and intercity trains run from Warwick Parkway Station to London Marylebone and from Coventry to London Euston.

Racing is at Stratford-upon-Avon, Warwick and Cheltenham, and several golf courses are in the area, including Welford-on-Avon, Bidford-on-Avon and Stratford-upon-Avon.

## THE PROPERTY

Situated on the bank of the River Avon, this stunning former Mill is constructed from brick under a tile roof and has been sympathetically restored to preserve its original character, offering a unique blend of historic charm and contemporary living. The timberwork in the property originates from the Mill, including the beams, the wheel on the ceiling of the entrance hall that used to turn the spindle, and the spindle itself that forms part of the staircase.

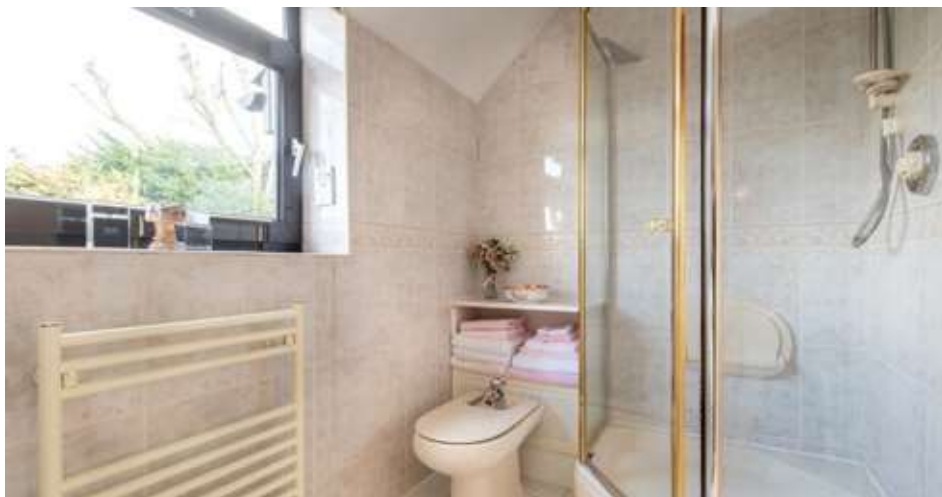




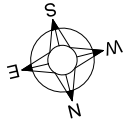
The front door opens to an impressive, circular entrance hall with a beautiful timber staircase rising to the first floor. A door opens to a magnificent, triple-aspect drawing room with feature fireplace housing a wood burner and bi-fold doors that open to a delightful balcony that provides unrivalled views of the River Avon. This room flows into a light and airy dining room with an original exposed brick wall and further into the kitchen/breakfast room with tiled flooring and an extensive range of wall-mounted and base units sat beneath a dark grey worktop with a range of integrated appliances. Steps from the kitchen lead down to the lower ground floor, which houses a utility room and a spacious storage room. The ground floor further extends to a WC.

Stairs from the entrance hall rise to the first-floor landing, which provides access to an impressive Principal bedroom with a dressing room, comprising fitted wardrobes and an en suite shower room. The first floor further extends to three generous bedrooms, all of which offer different aspects of the beautiful surrounding landscape and are served by a spacious family bathroom, complete with freestanding bath.

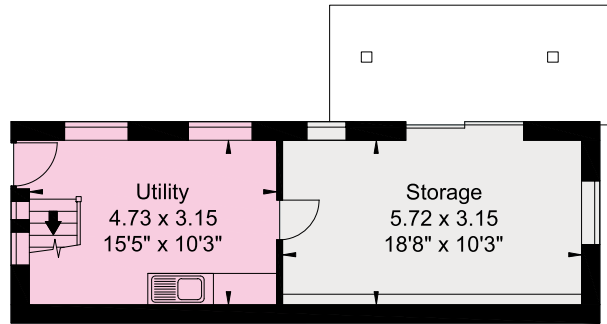
Stairs on the first-floor landing rise to the second floor, which offers a further bedroom that benefits from an en suite bathroom and beautiful views of the river and open countryside.



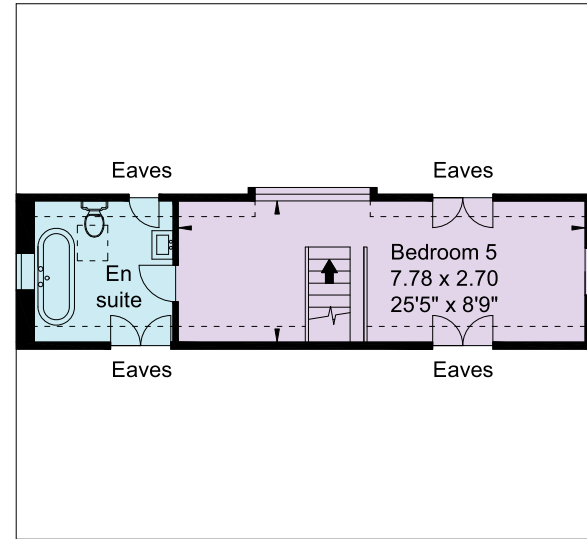




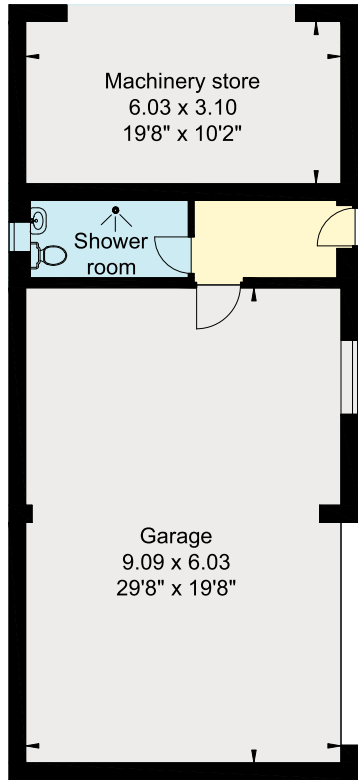
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Denotes restricted  
head height



**Lower Ground Floor**

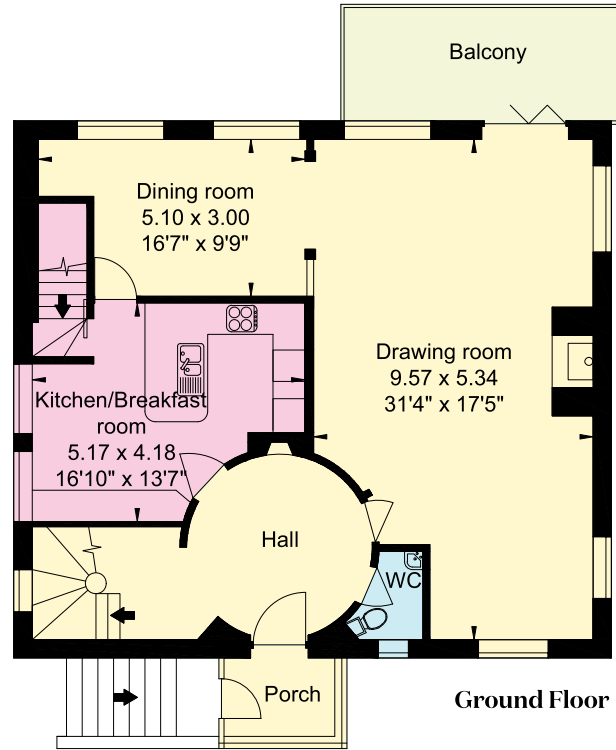


**Second Floor**

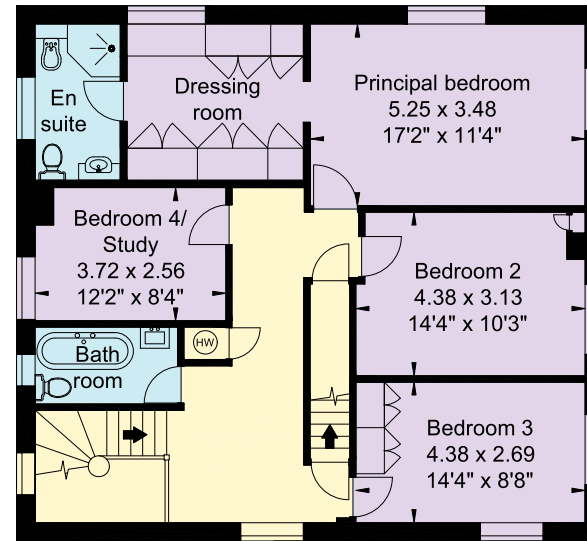


**Outbuilding**

Not shown in  
actual location /  
orientation



**Ground Floor**



**First Floor**

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

Approximate Gross Internal Area = House: 268 sq m (2,885 sq ft)  
Outbuilding: 86 sq m (926 sq ft)  
Total: 354-sq m (3,811 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

Externally, the property is accessed by wooden gates which open to a private tarmac driveway with ample parking space for a number of cars, and further benefits from a double garage that leads into a machinery store and a shower room.

The garden is a particular feature of the property; situated along the bank of the River Avon, it is principally lawned with a scattering of mature trees and shrub and herbaceous borders. Extending to 1.28 acres, the garden offers two historic mill races that weave through the garden and run to the river, an eel trap, and a vast array of wildlife, including herons, ducks, fish and otters, that reside in the river and on the riverbanks.

There is a weir to the northwest of the property, and The Mill has never flooded as a result.









# PROPERTY INFORMATION

**Services:** Mains electricity and water are connected to the property. Private drainage. Electric central heating.

**Fixtures and fittings:** All those mentioned in the particulars are included in the sale, all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.

**What3words:** ///miracles.tenure.courtyard

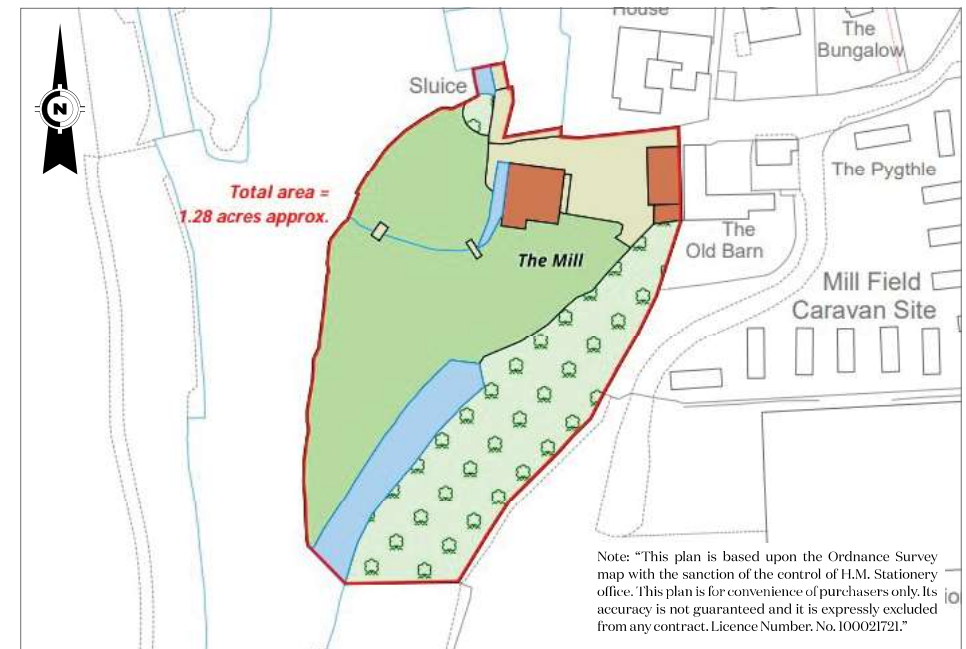
**Tenure:** Freehold

**Local Authority:** Stratford-on-Avon District Council: 01789 267575.

**Council Tax:** Band G

**EPC Rating:** F

**Viewing:** By prior appointment only with the agents.





I would be delighted  
to tell you more.

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Date: 06 May 2025  
Our reference: STR012240681

## The Mill, Mill Lane, Welford on Avon, Stratford-upon-Avon, CV37 8EW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,400,000**.

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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**We'd love to help you.**

Yours faithfully



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