

THE PENTHOUSE, 41 LUCY'S MILL

Stratford upon Avon, Warwickshire



A RARE OPPORTUNITY OCCUPYING THE ENTIRE TOP FLOOR AT LUCY'S MILL

One of Stratford-upon-Avon's only two riverside penthouses commanding uninterrupted views along the River Avon.

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Local Authority: Statford-on-Avon District Council

Council Tax band: G

Tenure: Share of freehold 999 years from 1 January 1974

Service charge : £5681.15 per annum. Ground rent: £1per annum







LOCATION

Lucy's Mill is Stratford-upon-Avon's finest riverside apartment development, ideally positioned on the banks of the River Avon beside historic Old Town and within walking distance of the town's excellent shops, restaurants and cultural attractions.

Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Company, Stratford-upon-Avon offers an exceptional lifestyle with riverside walks, boating, golf, horse racing, a marina and a superb range of schooling in the town to suit most requirements. The town has excellent road, rail and air connections provide convenient access to Birmingham, London and beyond.

Stratford-upon-Avon town centre 0.5 mile, Railway station 0.9 mile, M40 (J15) 7 miles, Warwick town centre and Parkway Station 10 miles, Leamington Spa 12.5 miles, Chipping Campden 12 miles, Banbury 20 miles, Birmingham International Airport 23 miles. (distances approximate)



THE PROPERTY

This is a rare opportunity to acquire one of Stratford-upon-Avon's most exceptional penthouse apartments, occupying the entire top floor of the left-hand building at Lucy's Mill and benefiting from private lift access directly into the apartment. With a wrap around terrace extending to almost 800 sq ft, the property enjoys breathtaking panoramic views over the River Avon, Holy Trinity Church, the Royal Shakespeare Theatre and the surrounding open countryside. Offering buyers the chance to create a truly outstanding riverside residence, 41 Lucy's Mill presents excellent scope for modernisation and personalisation.

Recent improvements to the development include the installation of a new lift providing direct access to the penthouse, together with new electric entrance gates, replacement internal communal doors and refurbishment of the balconies. The lift operates via a private key system and opens into an exclusive entrance foyer serving only the penthouse.

Upon entering the apartment, a spacious reception hall provides an impressive welcome, with excellent ceiling height, space for a study area and a substantial storage cupboard. Double doors open into the dining room, formerly the third bedroom, offering flexibility as a formal dining area, home office or reinstatement as a bedroom if required. The dining room opens into a large, light filled drawing room. Double sliding doors lead onto a terrace to one side, while triple sliding doors span the far end of the room, opening onto a second terrace.











Both terraces are ideally positioned to take full advantage of the exceptional riverside views.

The kitchen, located at the end of the sitting room and complete with a large pantry/storage area, is filled with natural light from generous windows overlooking mature trees and the church spire.

The principal bedroom features a large picture window framing a stunning outlook, together with direct access to a private terrace, fitted wardrobes and an en suite shower room. Bedroom two is a generous double with built-in storage, while a family bathroom completes the accommodation. Both bathrooms would benefit from modernisation.

The expansive terrace is one of the apartment's defining features, offering magnificent panoramic views towards Holy Trinity Church and the Royal Shakespeare Theatre, the water meadows and open countryside beyond, and over Stratford-upon-Avon's historic townscape.

A secure internal parking space within the gated ground-floor car park, provides both vehicle parking and valuable storage space.

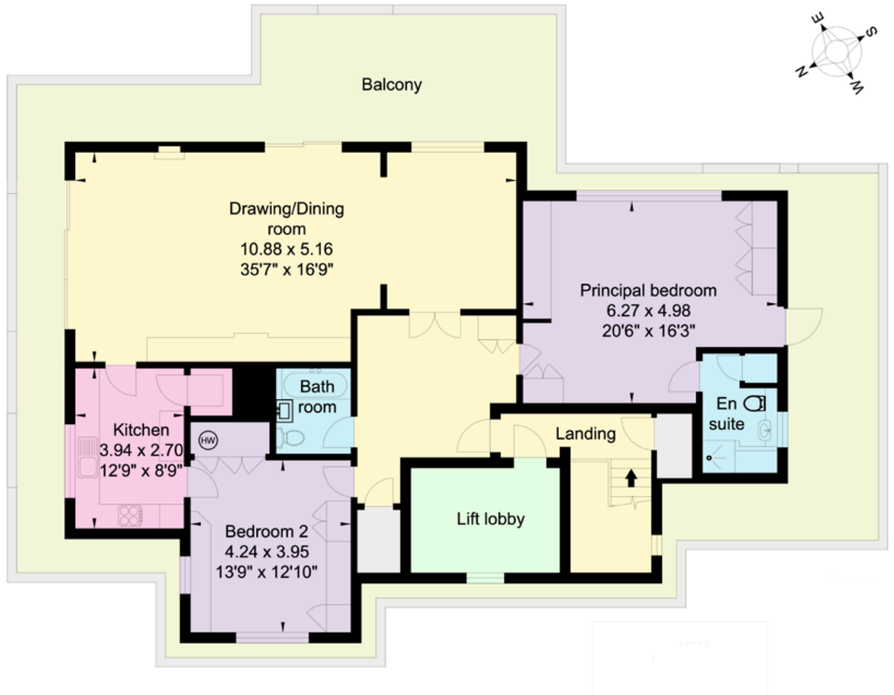
Beautifully maintained communal gardens extend down to the River Avon, with several seating areas from which to appreciate the peaceful riverside setting. Residents also enjoy the rare luxury of a private mooring, making this one of the most exclusive and desirable riverside apartment in Stratford-upon-Avon.











(Including landing)
Approximate Gross Internal Area = 167 sq m / 1,530 sq ft
Balcony 73 sq m/ 786 sq ft

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. (ID7672196)



Samantha Bysouth
01789 297735
samantha.bysouth@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon, Warwickshire, CV37 6YX

knightfrank.co.uk

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Date: 17 November 2026
Our reference: STR012254988

41 Lucy's Mill, Mill Lane, Stratford-upon-Avon, CV37 6DE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £750,000

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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KNIGHT FRANK LLP

Enc:

Samantha Bysouth
Associate
+44 1789206953
samantha.bysouth@knightfrank.com

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