

MILDENHAM MILL

EGG LANE · CLAINES · WORCESTER · WR3 7SA



LOVATT & NOTT
RURAL PROFESSIONAL CONSULTANTS

MILDENHAM MIL

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OFFERS IN THE REGION OF **£1,000,000**

DIRECTIONS

From Worcester City Centre head north on the A449 towards Ombersley. On reaching the roundabout take the first exit onto the dual carriageway signposted to Kidderminster. Take the first available right hand turn across the dual carriageway onto Egg Lane. Continue along Egg Lane for approximately one mile, cross over the humpback bridge and the property will be in front of you.

SITUATION

Mildenham Mill is situated on a no through lane to the edge of the sought after village of Claines.

Claines has a popular and historic pub (The Mug House), church and primary school. This property is situated nearby to the independent RGS Grange and Kings Hawford Schools.

The nearby village of Fernhill Heath offers further local amenities including a primary school, convenience store, a local Post Office and public houses.

Worcester City centre lies approximately 4 miles from the property which provides excellent shopping, leisure and cultural needs.

Road communications are excellent with access to the M5 at Junction 5 and 6, making Birmingham easily accessible. Main rail services operate from Worcester and Droitwich to the Midlands, with regular connections to London Paddington.



MILDENHAM MILL HOUSE

HISTORY & HERITAGE

Mildenham Mill provides an exciting opportunity to own a piece of history.

The house was once the Miller's house, understood to date back to 1630, with 19th and 20th century alterations and extensions. The former corn mill building is thought to date back to the mid 18th century and is said to be the most important mill site on the Salwarpe system. It is understood that it is almost certainly the site of one of the mills listed in the Domesday Survey of 1086. The mill is believed to be the best preserved mill on the Salwarpe being complete with its two waterwheels and all machinery. The mill was known locally as "Bill's Mill" due to long period of ownership by the Bill family. It is believed to have gone out of use in the late 1940s but was restored to working order by Dennis Watts, a previous owner, in the 1960s. The current owners have lived in the property for about 45 years.

"Back in the 1920s, grain arrived in 10-ton trucks at the local railway stations as well as coming by horse drays from local farms. Many farmers visited our mill weekly, bringing their grain to be milled." (Miller's tale of family life at Mildenham – Denis Watts).

MILDENHAM MILL HOUSE

The Grade II listed detached former Miller's house offers extensive accommodation over two floors with generous size living space and beautiful character features. The Entrance Hall, with WC and cloakroom off, leads to a large split-level Inner Hall with a feature timber framed staircase sitting proudly in the centre. The Inner Hall provides plenty of space for a study and quiet seating area. Off the hall lies the dining room, the open fireplace forms the central feature of the room. Steps from the Inner Hall lead down to the L shape Kitchen/Family Breakfast Room with fitted wall and base units with

a matching central island and a handy walk in pantry. The appliances include a Rangemaster Cooker. Steps lead down to the dining area with useful storage cupboard off. A separate Utility Room has plumbing in place for a washing machine and dryer.

Accessed off the hall, steps lead down to the Sitting Room with an impressive open fireplace. The retained timber beams create that distinguished country feel. French Windows lead to a brick and flagstone patio area perfect for alfresco dining next to the river. The first floor, across a split-level landing, houses four bedrooms, each of the rooms offers good proportions and enjoy pleasant views over the gardens and grounds. The spacious Master Suite benefits from a large range of fitted wardrobes and a generous ensuite with WC, pedestal wash hand basin, corner shower unit and bath.

Also on the first floor is the family Bathroom equipped with WC, vanity unit and corner shower unit.

MILL COTTAGE

The property benefits from a painted brick and tile barn conversion which provides ancillary accommodation known as Mill Cottage.

Mill Cottage has been used for family accommodation and as a holiday let since it was converted in the 1980s. The front door leads to an open plan Living Room and Kitchen with a large bay window letting in lots of light. The Kitchen is fitted with a range of base and wall units and a high back pine settle styled bench provides a cosy dining area. A central staircase leads to the first floor with two Bedrooms and a Bathroom. Lovely exposed ceiling timbers are featured through out the property.



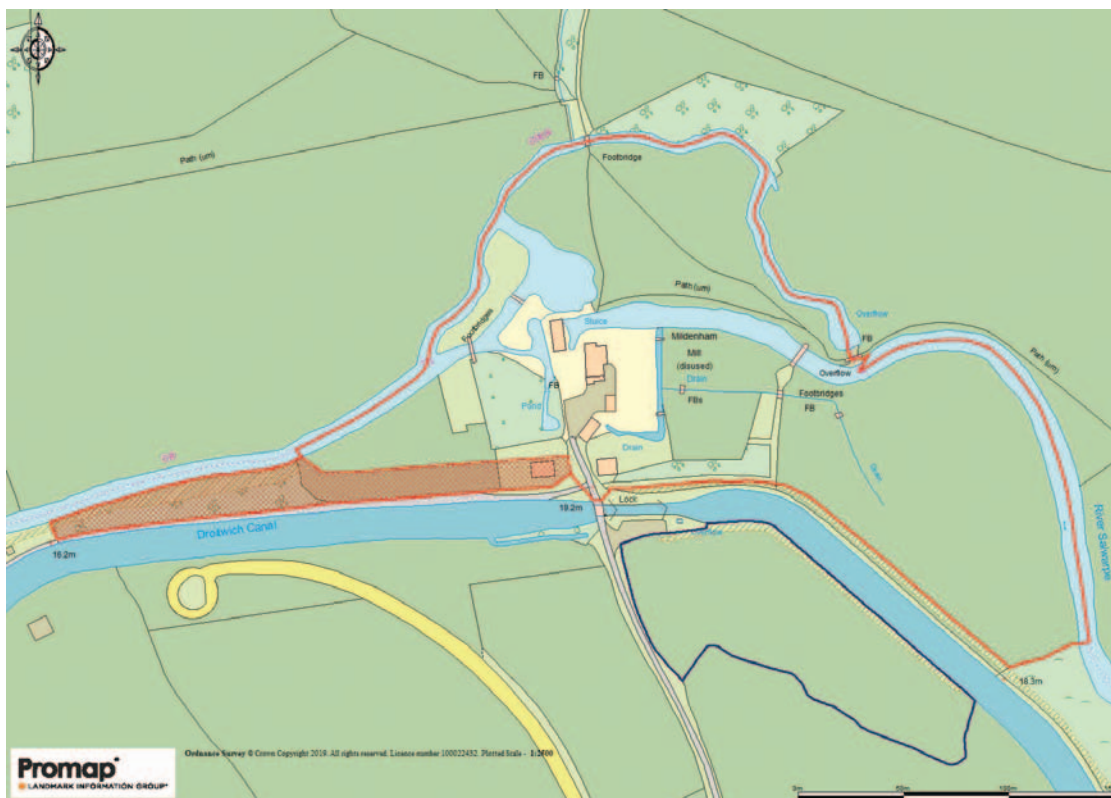
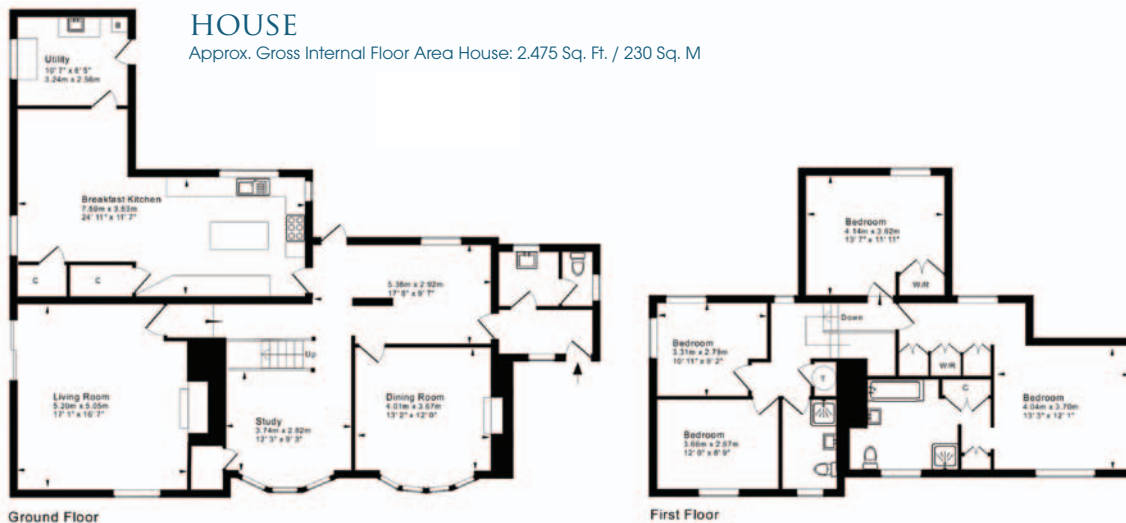
MILDENHAM MILL HOUSE



MILDENHAM MILL HOUSE

HOUSE

Approx. Gross Internal Floor Area House: 2,475 Sq. Ft. / 230 Sq. M

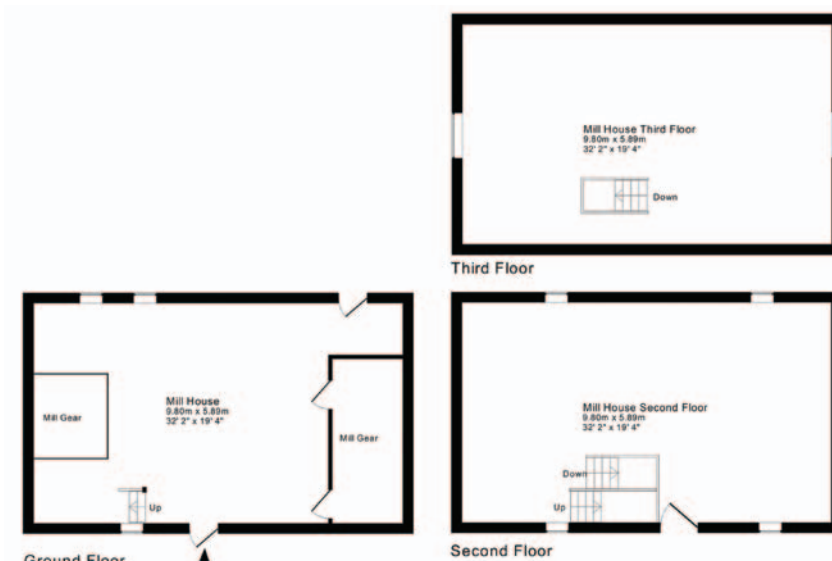
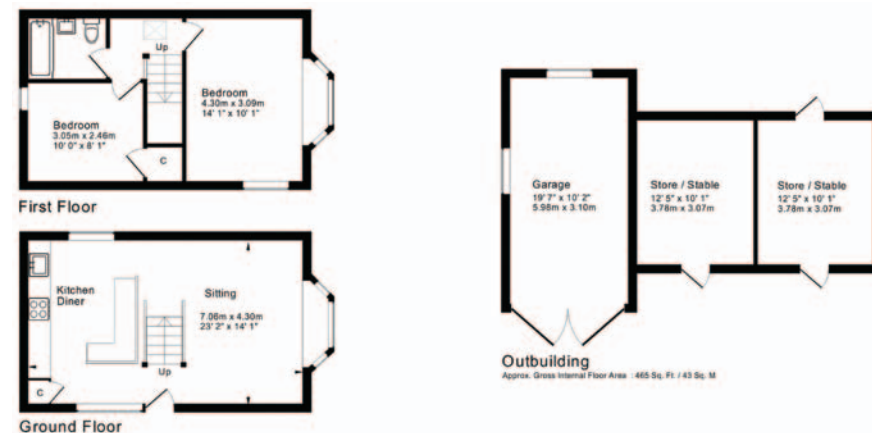


For identification purposes only.

MILDENHAM MILL

COTTAGE & GARAGE

Approx. Gross Internal Floor Area House: 695 Sq. Ft. / 65 Sq. M



THE MILL

Approx. Gross Internal Floor Area House: 1,870 Sq. Ft. / 174 Sq. M



MILDENHAM MILL COTTAGE

THE MILL

The Grade II listed former Mill building has immense character and romance over its three floors with exposed beams, heavy structural timbers and restored mill gearing. The Mill wheels still stand at either end of the building and sluice gates allow water to pass into the attractive mill pond below.

This historic piece of industry is left very much untouched but offers huge potential for alternative uses (subject to the necessary consents).

OUTBUILDINGS

Mildenham Mill benefits from a traditional brick and tile outbuilding comprising of a garage/store with two loose boxes. There is also a two-bay steel portal frame former cattle building and a three bay steel and timber framed general purpose barn.

GARDENS & GROUNDS

The gardens and grounds are simply stunning with views of the rolling countryside.

The split level landscaped lawned garden has mature trees and shrubbery borders and there is a small traditional orchard area tucked behind a beech hedge with a brick base greenhouse and dilapidated summer house. To the rear of the property there is a further lawned garden with tree and shrubbery borders enjoying views across the pastureland.

The River Salwarpe meanders through the grounds creating a network of islands and bridge crossing. The Droitwich canal borders the land to the south. Beyond the immediate gardens there are paddocks, divided into convenient size enclosures, and all lying within a ring fence. These provide grazing land or simply amenity space to enjoy walks along the river bank.

In all the property is set within approximately 10.93 acres (4.42 ha).

ADDITIONAL LAND

There is an additional parcel of pasture land extending to approximately 2.26 acres (0.92ha) available by separate negotiation, shown blue on the enclosed plan.



THE MILL



THE MILL



SERVICES

Mains water and electric. Septic tank drainage. Bottled gas is utilised for the Rangemaster. Oil fired central heating.

TENURE

The property is freehold with the exception of the part of the property shown hatched red on the enclosed plan which is understood to be leasehold with a 99 year lease from 1973. Vacant possession will be available on completion.

FIXTURES AND FITTINGS

Only those items described in these sales particulars are included in the sale.

BOUNDARIES, ROADS AND FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendors, nor their Agents will be responsible for defining ownership of the boundary hedges or fences.

RIGHTS OF WAY, EASEMENTS & COVENANTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these particulars or not.

It is understood that public footpaths and bridleways cross the property.

LOCAL AUTHORITY

Wychavon District Council The Civic Centre Queen Elizabeth Drive Pershore WR10 1PT.

Tel: 01386 565000

VIEWING

Strictly by appointment via the Sole Agents on 01905 672 072

VENDOR'S SOLICITOR

Sarah Denney-Richards of Denney King Solicitors

Unit 22 Basepoint Business Centre,
Crab Apple Way,
Vale Business Park,
Evesham,
WR11 1GP.

E: sarah@denneyking.co.uk

METHOD OF SALE

The property is to be sold by Private Treaty and offers are invited. Offers should be submitted in writing (by email or post) to Lovatt & Nott.

PLEASE NOTE: Lovatt & Nott Ltd give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Lovatt & Nott has any authority to make or give representation or warranty on any property. Photos taken September 2019.



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