

Peter Clarke



The Mill House, Bidford Road

Cleeve Prior



The Mill House, Bidford Road

Cleeve Prior WR11 8LQ

The Mill House is a charming period property constructed in Blue Lias stone. It dates from the 16th Century and sits within the Conservation Area of Cleeve Prior. The house has an interesting history and was owned in the early part of the 20th Century by the renowned conductor George Halford. The Mill House entertained many prominent musicians of the day, reported to include Sir Edward Elgar and members of the Halle Orchestra. After the war the Mill House opened its doors as a tea room which operated until the 1960s. Today it is an attractive and spacious family home with delightful outdoor spaces and the countryside on its doorstep.

- Substantial family home of 3,718 sq.ft.
- Grade II listed
- Exposed beams and character features
- Private gardens

Offers over £750,000

Peter Clarke

53 Henley Street & 1 Meer Street,
Stratford-upon-Avon, Warwickshire CV37 6PT

01789 415444

stratford@peterclarke.co.uk

www.peterclarke.co.uk



CLEEVE PRIOR is an attractive and sought after Worcestershire village close to the Warwickshire border and lies approximately 2½ miles from Bidford-on-Avon which offers good local amenities whilst Stratford-Upon-Avon and Evesham offer a wider range of facilities. The village has a Church, Village Hall, Inn (The Kings Arms), Junior and Infant School and Farm Shop.

ACCOMMODATION A front door leads to

ENTRANCE HALL with flagstone flooring, central staircase to first floor, storage cupboard with coat hanging space and rail and doors to principal reception rooms.

CLOAKROOM with tiled floor, wc, corner wash hand basin with tiled splashback.

DRAWING ROOM with flagstone flooring, window seat and mullioned windows to front and rear. Stone inglenook fireplace with open fire. Flagstone steps leading to

MUSIC ROOM with continued flooring, window to side, French doors to rear garden and chimney recess, fitted cabinet and shelving.

DINING ROOM with leaded window to front, flagstone flooring, decorative fireplace.

BOOT ROOM with window and door to rear garden.

STUDY with window to front and fitted cupboard storage.

FAMILY ROOM with bay windows and glazed door to front, window to side, French doors to rear garden, stone inglenook fireplace with carved oak mantle and Dovre cast iron wood burner.

VESTIBULE with flagstone flooring, dual windows over rear garden and secondary staircase to first floor.

UTILITY CLOAKROOM with shelving and cupboard storage, space for washing machine and dryer, obscure window to side, wc and wash hand basin inset to fitted storage.

KITCHEN/DINER with flagstone flooring, French doors to rear patio and garden. Matching wall, base and drawer units with work top over and upturn. Dual oven gas fired Aga, fitted full height fridge, island with base units and work top over, inset anthracite one and a half bowl sink and drainer with mixer tap over, space for slimline dishwasher.

FIRST FLOOR LANDING with windows to front and window to rear, airing cupboard housing Viessmann boiler and shelving, power and light. Further storage cupboards.

MASTER BEDROOM with roof lights to either side and exposed A frame beams.

DRESSING AREA/SECONDARY LANDING with windows over rear garden, fitted dressing table and wardrobes, further storage cupboards, stairway and door to

EN SUITE SHOWER ROOM with wood effect laminate flooring, double width tiled shower with sliding glazed door, wc, wash hand basin with fitted storage under, roof light to one side.

BEDROOM TWO with dual aspect windows to front and rear and fitted wardrobe.

BEDROOM THREE with window to rear and quadruple fitted wardrobes.

BEDROOM FOUR with window over rear garden.

FAMILY BATHROOM with tile effect flooring, window to rear, bath, wc, shower with hinged glazed door and fitted storage cupboards.

BEDROOM FIVE with window to front.

OUTSIDE to the **FRONT** is a garden which is laid to lawn with perennial planting and mature trees, low stone wall and spearhead iron fence borders with iron gate giving access to a paved approach to the front door.

REAR GARDEN A two tier garden predominantly laid to lawn with part stone walled borders and fence borders, mature trees and perennial plantings, paved walkway giving side access, stone patio seating area, outdoor store with power, and plumbing for washing machine. To the side is a gated country stone driveway, leading to a

DETACHED GARAGE with up and over door to front, side window and rear pedestrian door.

FURTHER REAR GARDEN situated behind the detached garage with space for seating and vegetable patch with low stone wall borders.



The Mill House, Bidford Road, Cleeve Prior, WR11 8LQ

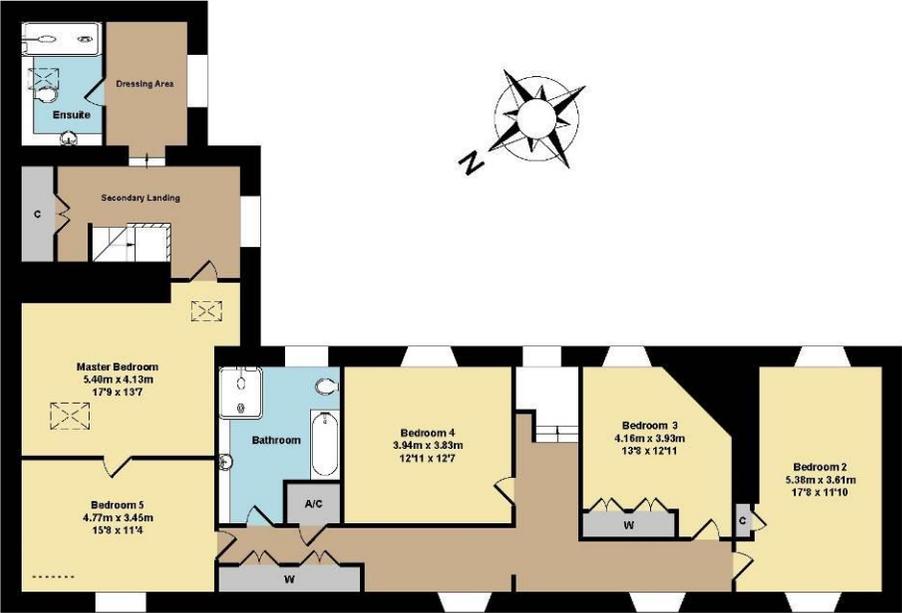
Total Approx. Floor Area 345.40 Sq.M. (3718 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



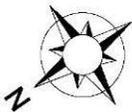
Ground Floor
Approx. Floor Area 164.0 Sq.M. (1765 Sq.Ft.)

Garage
Approx. Floor Area 25.50 Sq.M. (274 Sq.Ft.)



First Floor
Approx. Floor Area 155.90 Sq.M. (1678 Sq.Ft.)

----- Restricted Head Height





GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

There is a public footpath along the driveway from Bidford Road into the fields beyond, and additional rights of way over the driveway.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band G**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT REQUIRED

DIRECTIONS: Approaching from Bidford on Avon on the B4085 Honeybourne Road, at the crossroads turn right onto the B4085 Cleeve Road. Continue along Cleeve Road and as it enters Cleeve Prior, pass The Kings Arms on the left and take the next left onto Hoden Lane where the property will be found as the first property on the left hand side facing Hoden Lane and Main Street.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Peter Clarke

Six offices serving South Warwickshire & North Cotswolds