

# CLAYBURY MILL

£650,000



“A character home in a beautiful setting”

Cleobury Mortimer, Shropshire

Overlooking the River Rea, down a no-through lane and within walking distance to the amenities of the thriving market town of Cleobury Mortimer, this beautiful, old converted mill delivers character and charm in spades, with natural materials on display throughout as well as a picture-perfect outlook along the river.

- Character property with contemporary styling
- Three floors
- Annex potential
- Beautiful garden with river views
- Full of history
- Potential for multi-generational living
- Additional parking and utility space
- Walking distance to market town



Steeped in history, this charming home was once a working mill, with the wheel and race still in situ to the rear and the building's original timber frame and rustic stone walls on display throughout the property. The idyllic countryside dream is completed with visiting deer and kingfishers for neighbours.

Claybury Mill is beautifully presented over three floors; on the ground floor there is a front entrance into the impressive, newly remodelled utility room: a large room with plenty of cupboard storage and space for white goods; an external door accesses the rear garden. The inner ground floor hallway leads to two pretty ground floor bedrooms which are serviced by a stylish family bathroom.

A hand-crafted wooden staircase leads up to the first floor landing - which can also be accessed via an exterior stone and metal stairway. To one side, the landing leads off to a large kitchen/ dining room - this light and airy space has triple aspect windows with views across neighbouring countryside and overlooks the river to the rear. The kitchen is comprised of attractive, traditional style units with plenty of food prep counter area as well as cupboard storage and features a waist-height oven and counter-top cooking hob. A brick feature fireplace houses a wood burning stove and provides a cosy atmosphere in the room.

To the other side of the property lies the sitting room: another large space, replete with exposed timbers, a wood burning stove and more superb views over the River Rea.

On the second floor are two beautiful bedrooms: the master wing has exposed timbers on display as well as a decorative wooden wheel - part of the mill's original workings - built into the lofty ceiling; this bedroom is serviced by an attendant WC and shower room. To the other side of the elevated gallery landing sits another large bedroom, with a modern ensuite shower room.

**Outside:** the property has easily maintained hard-standing areas to the front and side. The rear garden is mostly laid to lawn and has a large patio seating area: the perfect spot for summer barbecues or to soak up views over the river with a drink as the sun goes down. And on a hot summer's day, it's hard to imagine a more perfect spot to enjoy a dip to cool off.





There is also an additional area of land, owned by the property, which provides ample off-road parking and houses sheds which can be used for storage or as a workshop. This outside area benefits from an electricity supply.

**Area:** With countryside walks from your front door, Claybury Mill is perfectly positioned to enjoy the best of this beautiful rural area, yet with the amenities of the market town of Cleobury Mortimer a walk or short drive away. Cleobury Mortimer offers cafés, independent shops, public houses and restaurants as well as medical services, a supermarket, sports centre, golf club and filling station. The larger towns of Ludlow, Bewdley and Kidderminster are 15-20minutes away by car.

**At a glance:**

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; Oil
Services:	Mains electricity and water; private drainage
Service charges:	Nil
Note:	Property was subject to flooding in past 10 years. Contact us for more information. Shared private road.
Broadband:	Yes**

\* correct as of instruction date | \*\* Source: BT



EPC and floor plan available on the website.

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