

**ROWDEN MILL, WINSLOW,
NEAR BROMYARD, HR7 4LS**

Pughs



**ROWDEN MILL
WINSLOW
NEAR BROMYARD
HEREFORDSHIRE
HR7 4LS**

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ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre,
Ross Road, Ledbury, HR8 2LP
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This distinctive detached five bedroom Grade II Listed residence comprises a former Mill with spacious accommodation, a famous young wizards Herefordshire retreat one bedroom holiday let, lovely gardens and large paddock extending in all to approximately 3.78 acres. Rowden Mill fronts a narrow country lane in a beautiful unspoilt rural location about 2.5 miles from Bromyard Town. The River Frome meanders through the gardens and provides a lovely water feature.

The house dates from the 17th century and was a working mill until recent times. Many of the original mill workings are still in place and the original mill stone is an attractive display feature in the main sitting room.

Built of stone with half-timbered elevations under a slate roof, the property has been modernised but is in need of further updating and improvement.

**VIEWING HIGHLY RECOMMENDED
OFFERS IN THE REGION OF £850,000**

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GROUND FLOOR WIDE CANOPY PORCH

Flagstone floor

ENTRANCE HALL

Radiator, exposed timbers and beams, access to cupboard with hanging rail.

INNER HALLWAY

Radiator, staircase to

SITTING ROOM 5.7m x 5.2m

Exposed timbers and beams, stone feature walls, radiator, 3 skirting radiators, timber doors to external steps, original mill stone and drive wheel feature.

From the entrance hall a flight of steps leads up to the

BREAKFAST KITCHEN 4.8m x 3.5m maximum

Comprising fitted wall and base units incorporating Belfast sink, space and plumbing for appliances, oil fired central heating boiler, tiled splashbacks, exposed timbers and beams, radiator

LOWER LANDING

Exposed timbers and beams, radiator, glazed door with steps down to garden.

DINING ROOM 4.7m x 2.8m

Exposed timbers and beams, radiator

UNDER FLOOR STORAGE AREA 4.7m x 6.3m

Access from the lower landing, 4ft high storage area under dining room and kitchen

UPPER LANDING

Exposed timbers and beams, radiator

BEDROOM ONE 6.2m x 2.3m

Sloping ceilings with exposed timbers and beams, radiator, trap to roof storage space, 2 Velux skylights

BATHROOM

White suite comprising freestanding roll top bath, hand basin in vanity unit, WC, part tiled walls, feature towel radiator, sloping ceiling with dormer window

BEDROOM 2 4.8m x 3.9m

Sloping ceiling with 2 sky lights and dormer window, exposed timbers and beams, radiator, access to storage cupboard, trap to roof storage space

SECOND FLOOR

Approached from the main sitting room over an open staircase leading to

LANDING

Trap to roof storage space, exposed boarded floor.

CLOAKROOM

Coloured suite comprising W.C, hand basin, exposed timbers and beams.

BEDROOM THREE 3.6m x 3.0m

Sloping ceiling, exposed timbers and beams, feature mill pulley wheel, radiator, storage recess with shelf and hanging rail

BEDROOM FOUR 3.6m x 2.2m

Sloping ceilings with exposed timbers and beams, stone feature wall, radiator

STUDY/BEDROOM FIVE 2.4m x 2.3m

Sloping ceiling, exposed ceiling and wall beams, stone feature wall, radiator

CELLAR 5.7m x 5.2m

Located under the sitting room with space and plumbing for appliances, exposed timbers and beams at full height, original mill features

OUTBUILDINGS ACCESS FROM PARKING COURTYARD THE OLD BAKERY

TANK ROOM 6.m x 3.7m

Housing oil tank with electricity and lighting, pedestrian door to

GARAGE 7.0m x 4.7m

Large space with two up and over doors to front and pedestrian doors to rear

NEW GARAGE 4.3m x 3.7m

Having been recently converted, exposed stone walls, double timber doors to front

DETACHED DOUBLE GARAGE

Split into two sections, 4.3m x 3.6m and 4.2m x 2.8m with electric and lighting.

ATTACHED THEMED HOLIDAY LET

having been recently converted to a high quality, the wizard themed holiday let comprises:

ENTRANCE

Timber door to

ENTRANCE HALWAY/LOBBY

With exposed brick walls, wizard themed décor and spiral stairs around turret to

BEDROOM 6.2m x 3.9m

Feature mock wishing well, wizard themed décor, two sky lights

KITCHEN AREA 1.8m x 1.6m

Comprising fitted wall and base units incorporating Belfast sink, space for appliances, tiled splashbacks

BATHROOM

White suite comprising W.C, hand basin, tiled splashbacks, shower cubicle, heated towel rail

OUTSIDE

The property is approached via a pair of remote controlled electric metal gates over a wide gravel forecourt which provides ample parking for several vehicles and access to the garages and holiday let. A narrow pedestrian bridge passes over the Mill Race, which adjoins the main house and from the grass embankment beyond there is access through a gate onto the rear garden, which includes a raised lawn and mature trees. Wide stone steps lead down to the side garden, which is down to lawn with a number of mature trees and flower beds. There is a wide pedestrian wooden bridge over the brook to an orchard with several mature fruit trees and separate gated access from the road and access to the stable blocks and paddocks.

VIEWING

Strictly by appointment with the sole agents Pughs.
Tel. 01531 631122

Out of office hours 07836320330 James Pugh

SERVICES

We understand from the Vendors that mains water and electricity and private drainage is connected to the property. Telephone subject to BT regulations. Oil fired central heating. high internet speed of up to 900MBps

TENURE

We understand from the Vendors that the property is freehold and offered with vacant possession upon completion.

COUNCIL TAX

Band E Rates £2506.84 (2020/2021)
(Herefordshire Council 01432 260000)

ANTI MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

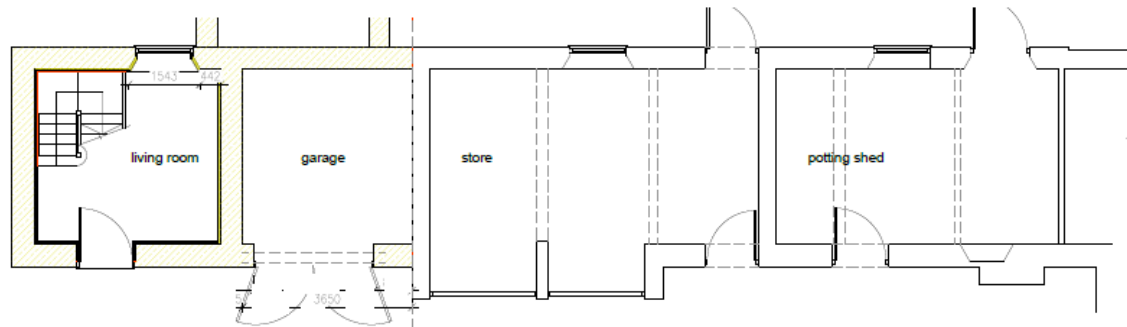
For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

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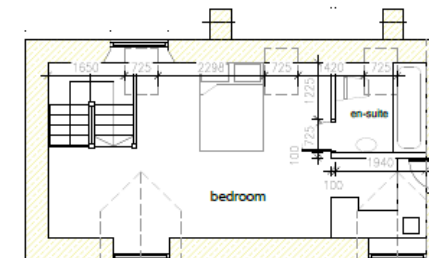
Details and photographs taken June 2020

**DIRECTIONS**

From Bromyard proceed north along the B4214 Tenbury Road. After 1.8 miles turn left signposted Rowden, and Rowden Mill will then be found on the right-hand side after a further 0.9 of a mile.



Holiday Let – Ground Floor



Holiday Let – First Floor

LAND PLAN – TO FOLLOW





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