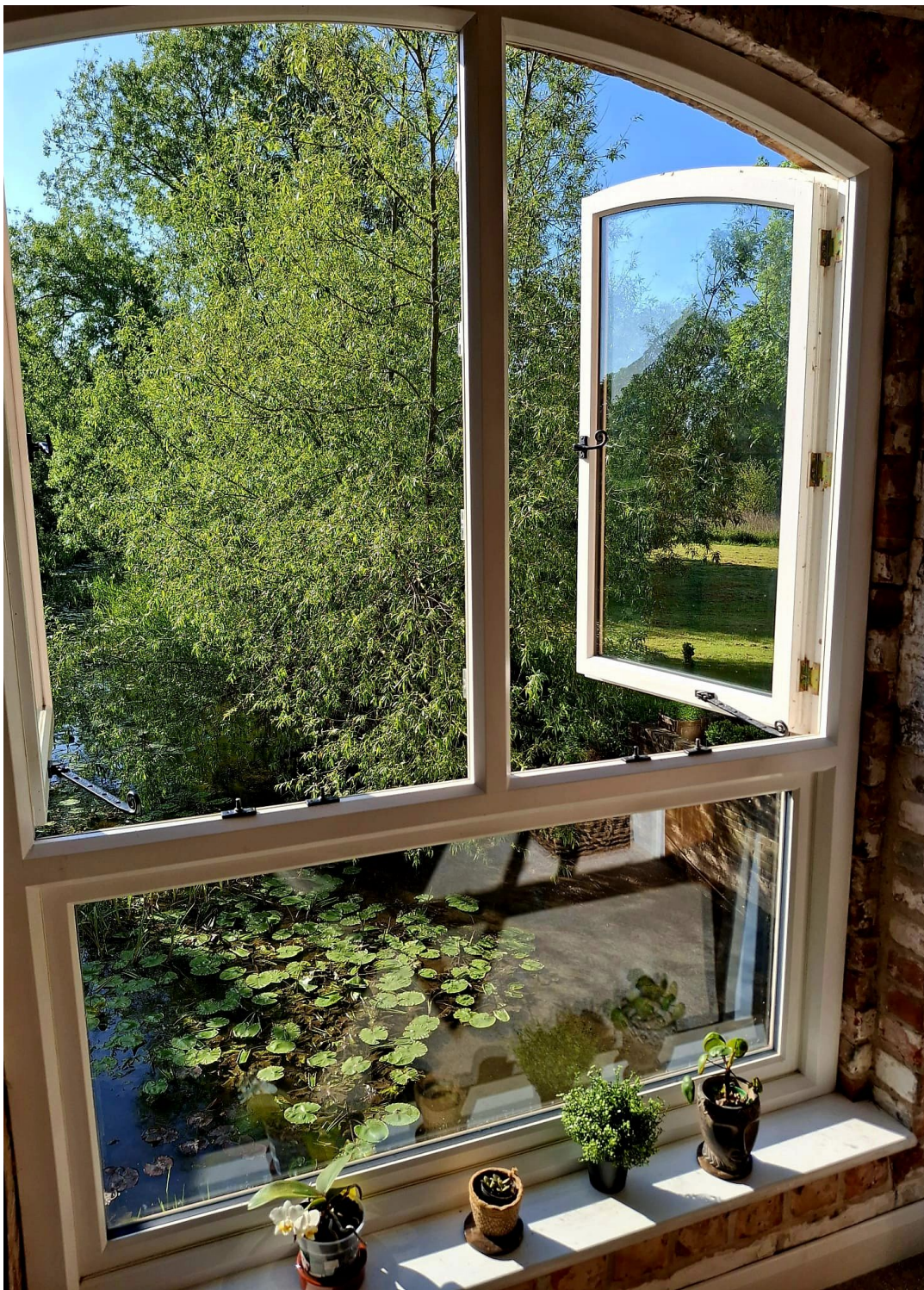




Mill Lane, Great Alne, Alcester, B49 6JA

Guide Price £475,000

**Hawking
& Patterson**



Situated on the picturesque River Alne, this unique property located within the historic Great Alne Mill boasts modern fittings alongside original features with picture perfect countryside views and direct access to national footpaths.

Great Alne is a delightful village on the outskirts of Alcester within easy reach of Stratford-on-Avon, Solihull and the Cotswolds whilst remaining readily accessible to the A46 plus M40 and M42 motorway links which, in turn, access the National Exhibition Centre, Birmingham International Airport and Railway Station. The village itself benefits from a Church, welcoming local pub, Village Hall, Primary School, park and playground with the shops, recreational amenities and cafe's of Alcester less than a 5 minute drive away.

The Mill was first recorded in the Domesday book and was valued at 5 shillings in 1086. It is believed that the present Mill was built in the 16th Century. From 1904, it was one of the few mills regularly producing flour using stones driven by a turbine. The Spencer family owned the Mill in 1872 until the mid 1960's when production ceased. In its hey day it produced some 100 tons of flour a week and employed 16 men. In 1979 the Mill was bought by the Gray family from Devon, who then restored it to a working mill, producing about half a tonne of stone ground flour a week and supplying local bakeries, including Becketts Farm Shop at Wythall and Rima Patisserie in Solihull and opening the Mill to the public for afternoon teas and cakes.

From the lane there is a driveway through to a communal parking area which has a pathway leading to the main building, Race View is situated in front of you and access is gained via a hardwood entrance door to

WELCOMING RECEPTION HALL

Tiled floor, exposed brickwork, stairs to first floor, modern radiator, cloaks room and oak doors off to:

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GUEST WC

Tiled floor, WC, wash basin and storage beneath.

GROUND FLOOR RECEPTION ROOM

Feature gear drive and belt from the Original Mill, tiled floor, wall TV point, electric flame effect fire, modern radiator and original arch window overlooking the River and door to;

UTILITY

Plumbing and space for washing machine and tumble dryer, tiled floor, butcher block worksurface, wall mounted storage cupboards.

FIRST FLOOR LANDING

Stairs to the second floor, exposed brickwork and door to;

OPEN PLAN LIVING AREA

KITCHEN

A wide range of fitted, base, wall and drawer units, butchers block worktops, electric Range oven and extractor over, one and a quarter sink drainer unit with pull out mixer tap, mirrored splashbacks, integrated fridge and freezer, dishwasher, exposed timber flooring and beams to ceiling and original arch window to side.





DINING AREA

Central double sided wood burning stove, modern radiator, exposed timber flooring

LOUNGE AREA

Carpeted floor, amazing views along the river through the arched original window, Mill wheel and original belt, Mill stone drums and door to;

USEFUL STORE ROOM/ STUDY

Fitted worktop, window overlooking the river and fields, walk-on glass window over the river, recessed storage, original water mill cog wheel.

SECOND FLOOR LANDING

Door with stairs off to third floor and door to inner hallway and doors to:

BEDROOM TWO

Exposed brickwork, radiator, arched window with delightful views over the river, LED downlights and door to;

WALKIN DRESSING ROOM

Exposed brickwork, fitted hanging rails, shelving and drawer units, LED downlights.



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BEDROOM THREE

Original arched window to side, exposed brickwork, LED downlights and radiator.

LUXURY BATHROOM

LED downlights, chromed heated towel rail, tiled floor, tiled splashbacks and exposed brickwork, feature free standing slipper bath and mixer tap, WC, pine vanity unit and bowl basin with mixer tap. Large walkin shower area with full tiling, Mira wireless digital shower, large rain head shower and extractor fan.

MASTER BEDROOM LOFT ROOM

A delightful large room with original exposed beams and cog wheels, skylights to rear, original window to side, radiator, plenty of built in storage and door to;

ENSUITE SHOWER ROOM

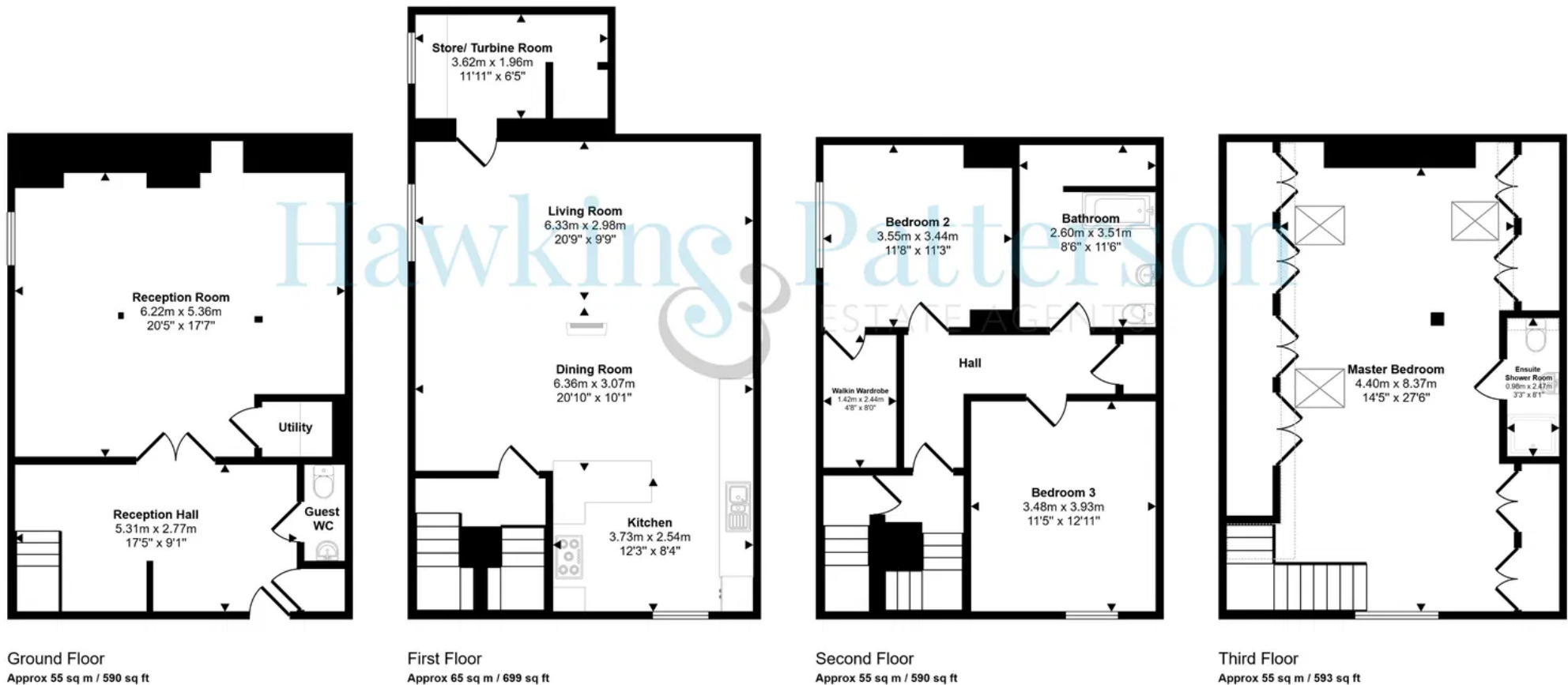
White suite, WC, vanity unit with wash basin, shower cubicle with digital rain head shower and separate spray attachment, extractor fan and chromed heated towel rail.

OUTSIDE

There are extensive grounds surrounding the Mill which are private to other residents, however the national footpath network is accessible from right outside your front door linking you to the extensive routes around the village and beyond. The property benefits from being freehold with no service charge to pay.



Approx Gross Internal Area
230 sq m / 2473 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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