

Washbrook Mill

Edge, Stroud, Gloucestershire





Former working mill set in an idyllic peaceful village location with stunning grounds just outside Painswick.

Painswick 0.5 miles, Stroud/Stroud station 4 miles (London Paddington 90 minutes), M5 Jct 12 miles
Cheltenham 11 miles, Cirencester 18 miles, Kemble station 17 miles (London Paddington 75 minutes)

(All distances and times are approximate)



4 3 3

Summary of accommodation

Washbrook Mill

Lower ground floor: Kitchen/Dining room

Ground floor: Hall | Drawing room | Bedroom | Shower room and WC

First floor: Principal bedroom with ensuite shower room | Two further bedrooms | Family Bathroom

Outside

Double garage with planning | Garden barn style store | Garden and grounds | Extensive parking

In all about 1.3 acres

Situation

Times and distances are approximate.

 Painswick general store and pharmacy, Stroud Waitrose and an award winning Saturday Farmers Market.

 The Falcon, The Oak and Painswick House Hotel in Painswick and Edgemoor Inn which is a popular Gastro pub.

 Stroud station 4 miles (London Paddington 90 minutes), Cheltenham Spa station 11 miles, Kemble station 17 miles (London Paddington 75 minutes).

 M5 junction 12 6 miles

 Croft Primary, Painswick, Stroud High School (girls), Marlin (boys), Archway School Wycliffe independent. Beaudesert Park School, Dean Close, Cheltenham Ladies College, Cheltenham College. and The King's School in Gloucester.

 The surrounding countryside has many footpaths and bridleways, providing a wide range of walking and riding opportunities.

 Cheltenham and Bath. Polo at Cirencester and Westonbirt.

 Gloucester, Bristol and Bath.

 Cotswold Waterpark.

 Painswick Beacon and Minchinhampton.



The Property

Washbrook Mill dates back to the 1700s its a truly stunning property which has been beautifully refurbished to suit the history of the building, hidden away in the most beautiful landscaped grounds. This impressive former working mill is now a fantastic private residence, full of character and charm offering modern living accommodation. A wonderful drawing room which has views of all the grounds that surround the mill, and down to the brook.

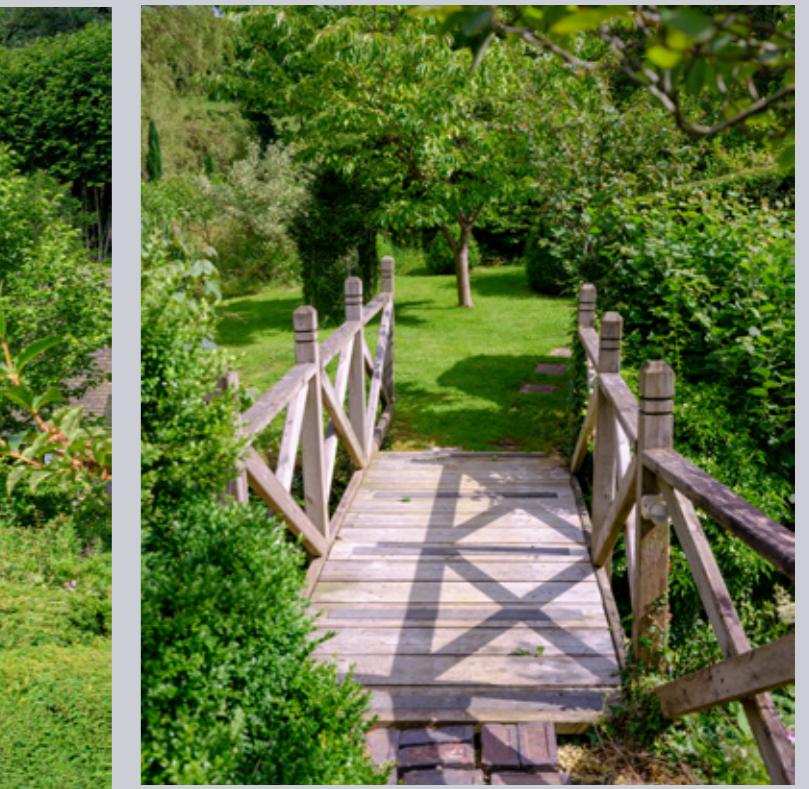
The kitchen dining room has beautiful views down to the brook, which was dredged years ago. It is an impressive farmhouse style room with a high ceiling, space for dining, additional seating and a large island, the room also leads out to a south facing terrace.

The property's many character features include a wood burning stove, an inglenook, oak doors, exposed floorboards, good ceiling heights and beautiful stone flooring.

LIVING SPACE



BEDROOMS AND BATHROOM

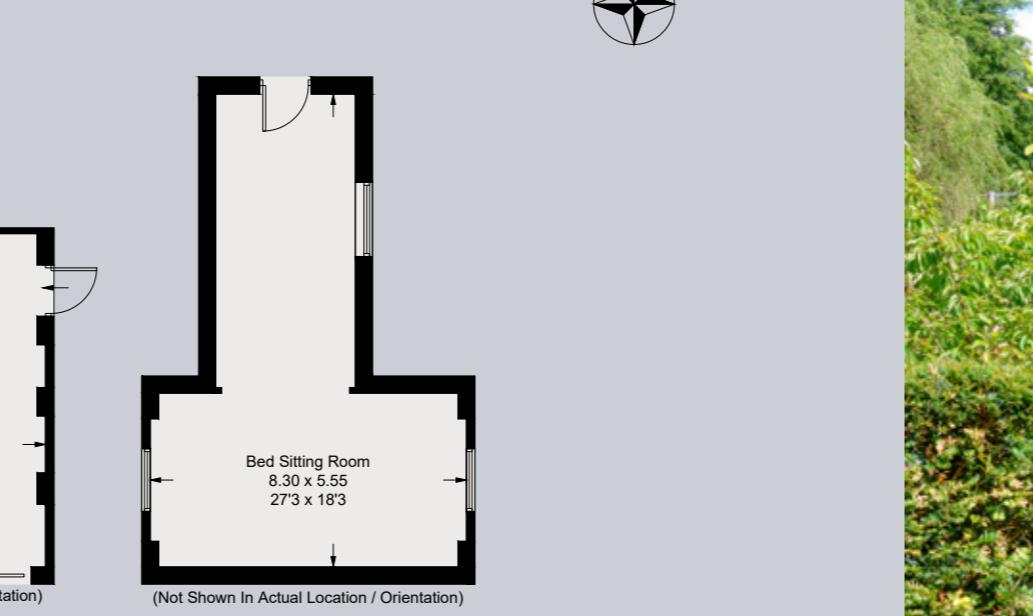
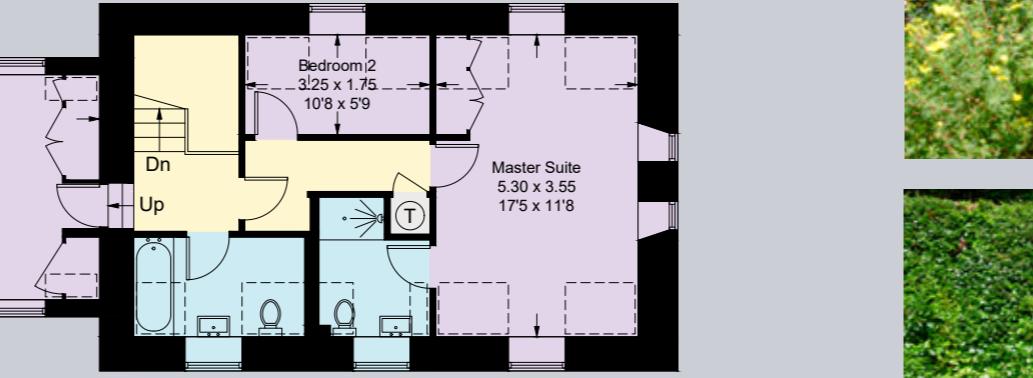
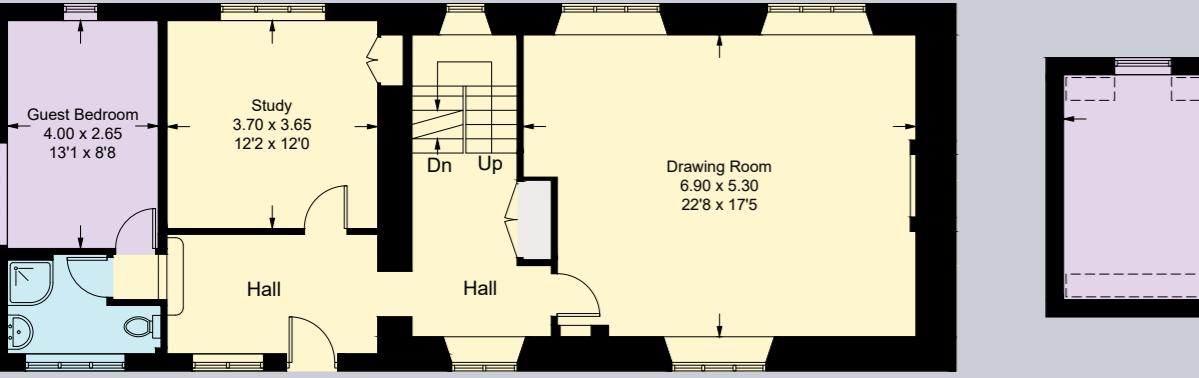
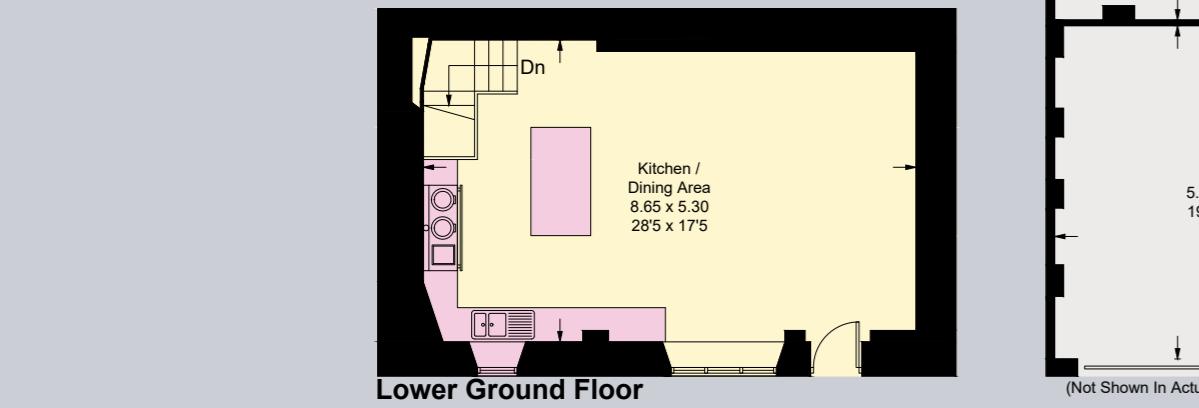


Gardens & Grounds

The garden and grounds are stunning and have been thoughtfully designed and landscaped with many varied terraces. The brook runs through the grounds under a stone bridge and down below the mill. There is a substantial and versatile garden store building with both solid oak and bi-fold glazed doors and electricity. At the front of the property

there is a parking area, along with single and double garage spaces both with loft rooms above, there is planning to replace this - replacement garage (S.2/235/HOLD) and erection of an impressive single story extension with link and associated landscape works (S.2/191/HOLD).

Approximate Gross Internal Floor Area
 Main House: 208.6 sq m / 2,245 sq ft
 Outbuildings: 80.4 sq m / 865 sq ft
 Total: 289 sq m / 3,110 sq ft



Property Information

Services:

Mains water, electricity, and drainage. Private oil-fired central heating and storage heating.

Tenure:

Freehold

Local Authority:

Stroud District Council

Council Tax:

Band G

Energy Performance Certificate:

Rating: F

Postcode:

GL6 6NF

What Three Words:

Washbrook Mill

Guide Price:

£1,275,000

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated: August 2024. Photographs dated: June 2024. Capture Property 01225 667287.

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