



THE CORN MILL

HINTON ON THE GREEN ♦ EVESHAM



THE CORN MILL

HINTON ON THE GREEN ♦ EVESHAM

A lovely village home with superb commercial buildings of over 8,000 square feet suitable for a variety of uses

Mileage

Cheltenham 14 miles ♦ Evesham 2 miles ♦ M5 10 miles ♦ Pershore 7 miles ♦ Birmingham International Airport 37 miles
(Distances approximate)

The Corn Mill

Entrance hall ♦ drawing room ♦ cloakroom ♦ first floor sitting room with decked terrace off ♦ fitted kitchen ♦ master bedroom with en suite dressing room and wet room ♦ four further bedrooms (two with en suites) ♦ shower room
♦ detached garage and store

Outbuildings

Outbuildings of over 8,000 sq ft with B1/B2 business use, but suitable for a variety of purposes (subject to the necessary consents). Majority of accommodation on the ground floor, split into large workshop spaces, with several offices, and cloakroom facilities

Outside

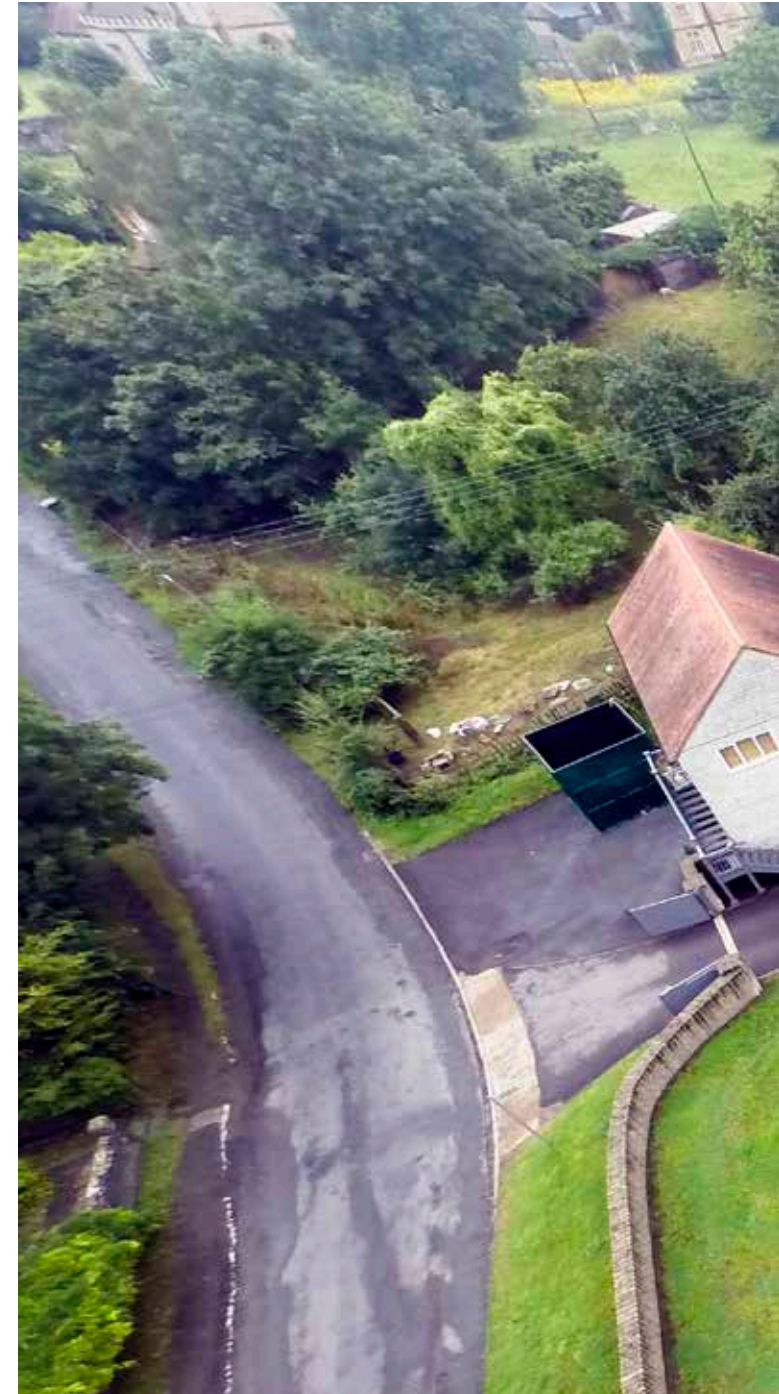
Large tarmac parking area ♦ mill pond and lawned gardens surround the house ♦ bridge over the River Isbourne
♦ paddock ♦ in total approximately 1.46 acres

Savills Cheltenham

The Quadrangle Imperial Square,
Cheltenham, GL50 1PZ
cheltenham@savills.co.uk
01242 548000

savills.co.uk

savills





Situation

The Corn Mill is situated in the hamlet of Hinton on the Green, a quiet little village a few miles south of Evesham, and surrounded by mostly agricultural land. The area offers endless opportunities for riding, walking and outdoor pursuits, whilst being close to local amenities in Evesham, only two miles away. There is easy access to the M5 leading to the larger centres of Birmingham, the Midlands, Bristol and the South West and the A46, M40 and M42, and trains run to London Paddington from Evesham station, with around 2 hours travel time.

Description

The Corn Mill is a stylish conversion of a former water mill which offers particularly well proportioned and presented accommodation laid out over three floors.

A short distance from the house is the comprehensive range of outbuildings with power, water and drainage. These have most recently been used as a silk printing business, providing a substantial rental income, and have B1 business use permission and a certificate of lawfulness for Class B1/B2 uses. There is also a large detached garage and store.

Whilst the outbuildings are particularly suited to a business use, they offer a variety of other possibilities subject to any necessary consents being obtained.

The gardens lie principally to the side and rear of the house and are mainly laid to lawn with a Mill Pond to the front of the property. There is a large balcony area to the first floor of the property, with a lovely outlook over the water.

Beyond the house double gates lead to a bridge over the River Isbourne wooded glade area with river running through and on to the fields (please see plan).

In total, the grounds extend to just under 1.5 acres.

N.B. Further land across the river is rented by the current owners, it may be possible to continue this arrangement.

Additional Information

Services: Mains water, electricity and drainage. Oil fired central heating.

Tenure: Freehold with vacant possession on completion.

Postcode: WR11 2QU

Local Authority: Wychavon District Council.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

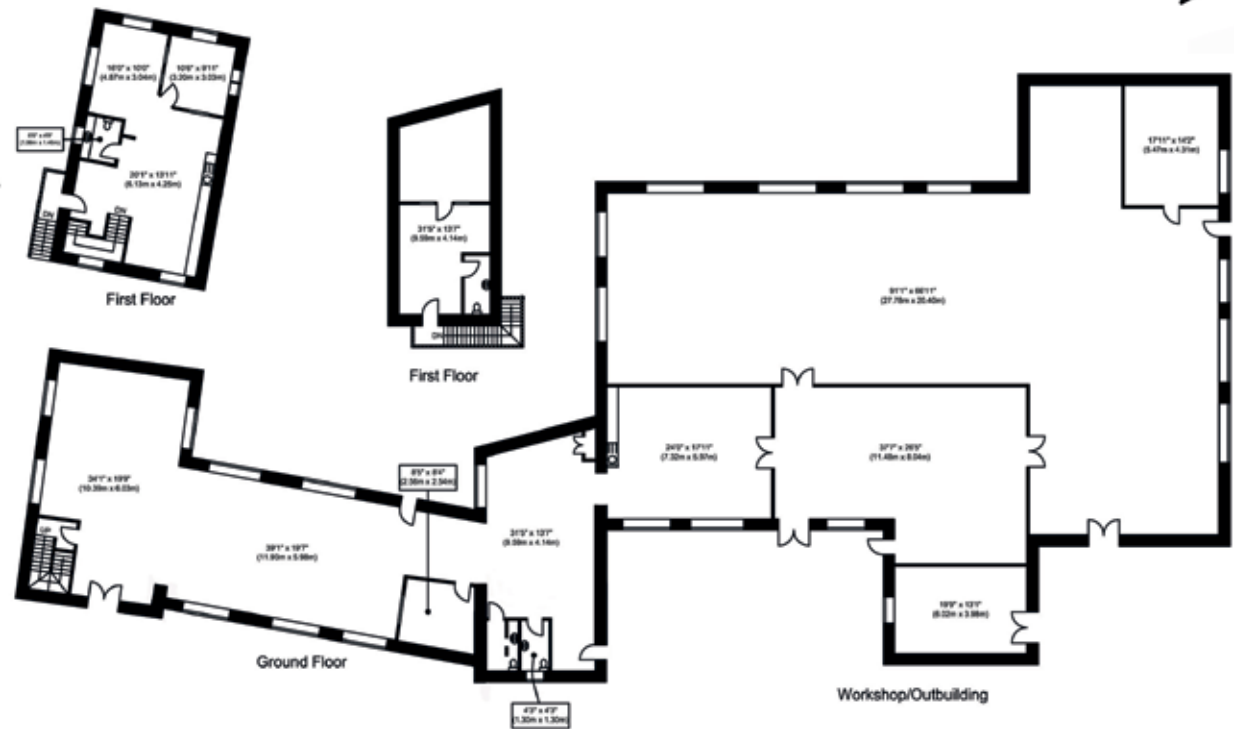








Approximate Gross Internal Area
Outbuildings: 8159 Sq:Ft (758.06 Sq.M)



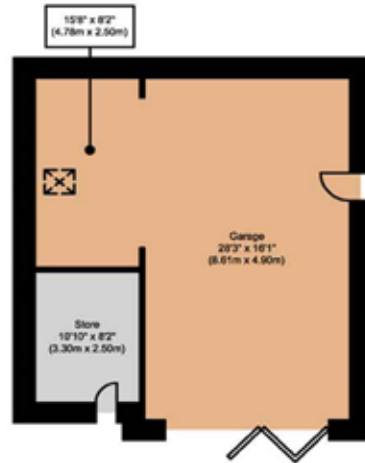
The Corn Mill, Hinton On The Green, WR11 2QU

Approximate Gross Internal Area

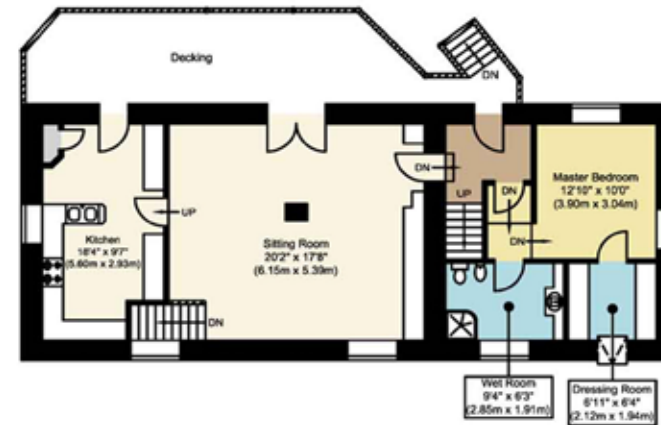
House: 2149.7 Sq.Ft (199.71 Sq.M)

Garage: 671.45 Sq.Ft (62.38 Sq.M)

Total: 2821.15 Sq.Ft (262.09 Sq.M)



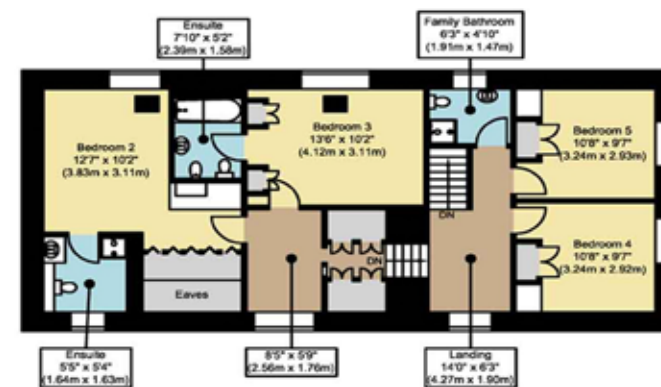
Garage



First Floor



Ground Floor



Second Floor

Savills Cheltenham
The Quadrangle Imperial Square,
Cheltenham, GL50 1PZ
cheltenham@savills.co.uk
01242 548000

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos taken Spring 2015. 170622CEA

