



Abbey Mill, 1 Mill Lane
Malmesbury, SN16 0AD



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Located in a stunning riverside setting, in grounds of 1/2 acre, a former Mill House with historical origins requiring extensive restoration.

- Historic Mill House
- Incredible Potential
- Requires Extensive Restoration
- Picturesque Riverside Setting
- Large Detached Outbuilding
- 6 Bedrooms + 2 Bathrooms
- Grounds Approaching 1/2 Acre
- Heart Of The Town

Offers In Excess Of £750,000



Description

A rare opportunity to purchase a historic mill house located in an idyllic and tranquil riverside setting in the heart of town. With historic origins, believed to be first recorded in the Domesday Book of 1066, the mill was used until the early 1900's as a flour mill with the adjacent Bake House. The property does require extensive refurbishment which is in effect a major bonus, as this will allow purchasers to complete a scheme of restoration to their own specification. The versatile and well proportioned interior is arranged over three floors comprising two principal reception rooms and a kitchen with separate utility. There are four bedrooms and a bathroom on the first floor with stairs rising up to two further attic bedrooms and bathroom. Externally the detached Bake House has lapsed planning consent to convert to use as additional living space or an annexe. Approached over a gated driveway across the river, set in established grounds of approximately 1/2 acre with a large driveway and attached garage.

Situation

Located only a short walk from the town centre and the footpaths and countryside beside the River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping, a Waitrose and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, schools and leisure facilities. There are public transport services and good road links to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham and Kemble link with London Paddington within approximately 1 ¼ hour.

Property Information

Tenure: Freehold

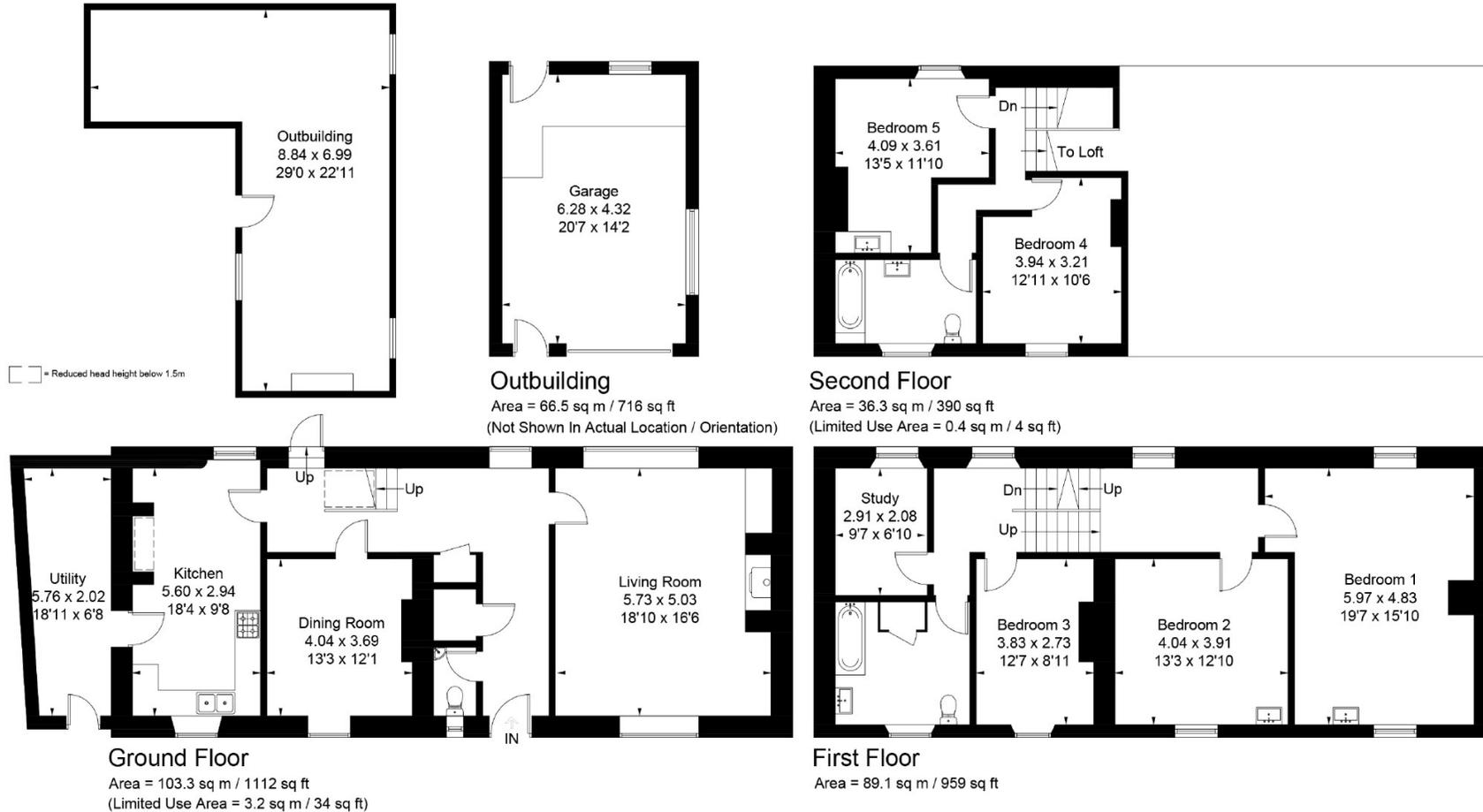
EPC Rating: E

Council Tax Band: F

Mains water, gas and electricity.



Approximate Area = 228.7 sq m / 2461 sq ft
 Including Limited Use Area (3.6 sq m / 38 sq ft)
 Outbuildings = 66.5 sq m / 716 sq ft
 Total = 295.2 sq m / 3177 sq ft
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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