



HAYMAN-JOYCE

MALVERN MILL

HIGH STREET
BLOCKLEY
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9HA

GRADE II LISTED FORMER
MILL SITUATED IN A
STUNNING SPOT IN A MOST
POPULAR COTSWOLD VILLAGE.

SITUATION

Attractive Cotswold village with many period properties
Communally run post office/store/cafe, two public houses,
parish church and primary school
Good selection of shops and amenities for everyday needs in both
Chipping Campden and Moreton-in-Marsh, just 3 miles away
Academy Status Schools for ages between 11 and 18, at both
Chipping Campden (3 miles) and Bourton-on-the-Water (10)
Private schools nearby are Kitebrook Preparatory School (5 miles)
and Kingham Hill School (8)
The award-winning Daylesford Farm Shop, including the
exclusive 'The Club by Bamford' is about 10.5 miles away
The Members' Club, Soho Farmhouse, is about 20.5 miles away
Good train services from Moreton-in-Marsh (3 miles) to London
via Oxford, the fastest reaching Paddington from 92 minutes

Guide Price £925,000
No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk







THE PROPERTY

- Malvern Mill is a Grade II Listed former watermill, in need of modernisation, dating back circa 400 years, we believe to around 1617
- Having been used in past centuries for a variety of processes and commodities, Malvern Mill was never converted to steam or electrical power, being water-driven throughout its history
- Its present name dates only from 1930, following its conversion to a private house, when the mill was bought by a London architect in 1928
- The building itself had many windows filled in when it was converted, with the milling chamber becoming the entrance hall, the main north gable containing the principal throwing floors, reduced by a storey, and the south gable removed. Several stud walls were introduced upstairs in order to create extra rooms
- The hall has the original elm staircase rising to the first floor and exposed elm wooden flooring, with access to an inner hall / study having the benefit of fitted oak wooden book shelving, and steps leading to the kitchen/breakfast room
- The spacious dual-aspect sitting room, where the wheelhouse was originally situated, offers a great deal of character, with an original central oak ceiling beam, original metal casement panelled windows and an attractive stone-built fireplace incorporating a cast-iron wood burner, and connects to the garden room, with a fully-glazed roof, oak window surrounds, exposed stonework and ceramic tiled flooring
- The kitchen/breakfast room is generous in size, with a fully-vaulted ceiling, exposed beams and stonework, and a range of traditional oak wall and floor units with an integrated eye-level Bosch electric double oven, four-ring gas hob, dishwasher, laminated work surfaces with inset stainless-steel sink and pantry cupboard
- The dining room has a triple-aspect, exposed ceiling beams and exposed elm wooden flooring
- Leading off the inner hall / study, is a lobby/utility space, with access to the gardens, an adjoining shower room and access to the cellar and integral garage, which could be converted into further living accommodation, subject to the usual consents
- On the first floor, there is a galleried landing with the original balustrades and exposed oak flooring, with a winding staircase leading to the second floor
- The two first floor bedrooms are both double in size, with a third single bedroom/study, as well as the large family bathroom with separate shower
- On the second floor are two further single bedrooms

OUTSIDE

- The generous rear garden retains a number of features of the old mill, including the original stream that runs through and a large number of millstones scattered around, mostly bed stones, creating attractive paved pathways to both the front and rear of the mill

- Across a small bridge, to the other side of the Blockley Brook, is a large kitchen garden, offering a number of planting beds, with a sloping section of lawn, consisting of a small orchard, leading to the adjacent parcel of land, ideal for animal grazing
- The gravelled driveway, accessed through a wooden five-bar gate, provides off-street parking for several vehicles, leading to the stone-built detached double garage, built by the current owners in 1993, with folding wooden doors, light and power

DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Broadway and just after Bourton-on-the-Hill turn right signposted 'Blockley'
- On reaching the village at the brow of the hill turn left towards the village centre and at the 'T' junction turn left to the 'High Street'
- Follow the road going past the Crown Hotel and Arlington Terrace on the right and the property will be found on the left after a short distance opposite the Russell Spring under the raised path
- what3words: proven.sideboard.fury

SERVICES

- Main water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 90 Mbps if the provider is Gigaclear

OUTGOINGS

- Council tax – currently band G
- Tax payable for 2026/27 - £3,996.65

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

MIM070182 / 629030



IMPORTANT NOTICE

- Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
- We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
- Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
- Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
- We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
- Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.



Malvern Mill, High Street, Blockley, Moreton-in-Marsh, GL56 9HA

Approximate Area = 200.4 sq m / 2157 sq ft

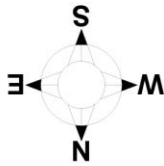
Cellar = 63.9 sq m / 688 sq ft

(Including Single Garage)

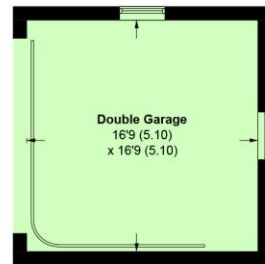
Double Garage / External Storage / WC = 29.0 sq m / 312 sq ft

Total = 293.3 sq m / 3157 sq ft

For identification only - Not to Scale



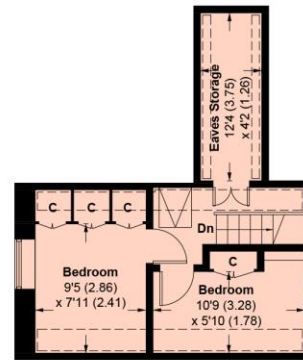
= Reduced headroom below 1.5m / 5'0"



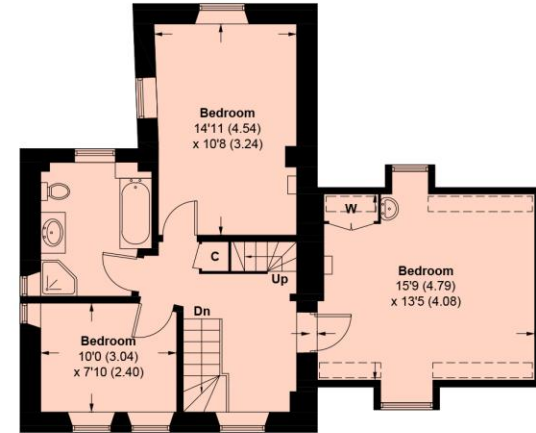
(Not Shown In Actual Location / Orientation)



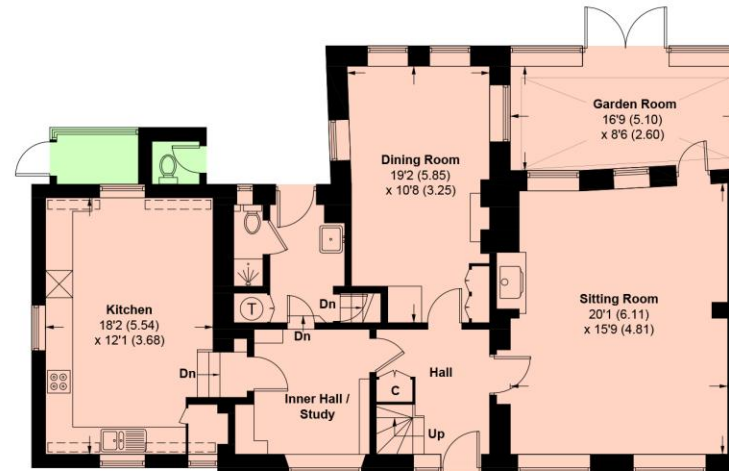
CELLAR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k