MEADOWS MILL

MILL LANE, EARDISTON, TENBURY WELLS,
WORCESTERSHIRE, WR15 8JJ

NICK CHAMPION

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AN IMPRESSIVE GRADE II LISTED COUNTRY HOUSE WITH A DETACHED GARAGE/ANNEXE AND HOLIDAY LET SET IN 1.766 ACRES (TBV) OF GARDENS AND GROUNDS WITH FISHING RIGHTS AND ENJOYING FINE VIEWS ACROSS THE TEME VALLEY.

- **KITCHEN/BREAKFAST ROOM WITH RAYBURN**
- **TWO RECEPTION ROOMS AND CONSERVATORY**
- **UTILITY ROOM AND CLOAKROOM**
- **FOUR DOUBLE BEDROOMS (ONE ENSUITE)**
- **FAMILY BATHROOM**
- **TWO BEDROOM HOLIDAY LET WITH RIVER VIEWS**
- **TWO BEDROOM COTTAGE AND GARAGE BLOCK AND PARKING**
- **EXTENSIVE GARDENS AND GROUNDS**
- **150 METRES OF FISHING RIGHTS**

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 7, Cleobury Mortimer – 9, Bewdley – 9.5, Kidderminster – 13.5, Ludlow – 16.5, Leominster – 16.5, Worcester – 16.5, M5 Junction 6 – 17, Hereford – 27, Birmingham - 32.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 signed Kidderminster and proceed for 3.4 miles before keeping straight to continue on the A443 in the direction of Worcester and after 3.4 miles in the centre of the village of Eardiston turn right onto Mill Lane and proceed for 0.5 mile and Meadows Mill is situated at the end of the lane.
what3words: ///recruited.liberated.kilts

SITUATION AND DESCRIPTION

Meadows Mill is peacefully situated at the end of a quiet no through country lane leading from the village of Eardiston.

Meadows Mill is a handsome west facing Grade II Listed period mill keeper's residence which offers commodious accommodation over three floors and far reaching views across the Teme Valley and to the Abberley hills to the east. The house has been improved over time and is generally well maintained and equally one would expect a discerning buyer to want to continue to put their own stamp on the property.

Meadows Mill Barn Conversion and Mill Cottage provide valuable income potential from holiday letting and/or longer term letting, which combined with the riverside setting and the 150 metres of single bank fishing rights, provides plenty of scope for further enhancement.

MEADOWS MILL

Steps rise up to an entrance door opening into the entrance hall with wood block flooring and an understairs cupboard. The drawing room has a high ceiling, picture rails, a large sash window and a woodburning stove on a slate hearth with a painted wood surround. The dining room has a wood block floor, an open fire with a painted cast iron surround and adjacent housekeeper's cupboard, and French doors opening into the wooden framed conservatory, which has a quarry tiled floor, a night storage heater and French doors opening onto steps down to the garden. The kitchen/breakfast room has a quarry tiled floor, a Rayburn Royal, a range of wooden fitted units incorporating a stainless steel sink/drainer, integral appliances including a fridge, dishwasher, electric oven and hob with an extractor hood over, a glazed door to the conservatory, and a door opening onto steps down to the driveway. From the entrance hall steps lead down to the utility room which has a quarry tiled floor, light wood fitted units incorporating a stainless steel sink/drainer, housing the Worcester boiler, plumbing for a washing machine, space for a fridge/freezer, an adjacent cloakroom with hand basin and wc, and a part glazed door opening onto the garden.

From the entrance hall stairs rise up to the first floor split level landing. The master bedroom has an open fireplace (not in use) and a pedestal basin. There are two further double bedrooms, each with open fireplaces (not in use), pedestal basins, and one with a fitted cupboard with shelving. The family bathroom has a bath with a thermostatic shower over, a pedestal basin, wc and a large airing cupboard with an immersion tank and shelving.

From the first floor landing stairs rise up to the second floor landing leading to a fourth double bedroom with an open fireplace (not in use), and an ensuite with a bath, pedestal basin and wc.

A small door in the understairs cupboard opens onto a wooden ladder leading down to the cellar (15' x 14'11" and 10'6" x 6'6" max) which runs underneath the entrance hall and drawing room.

MEADOWS MILL BARN CONVERSION AND GARAGE BLOCK

An entrance door opens into a galley kitchen with a quarry tiled floor, fitted units incorporating a stainless steel sink/drainer, with space for a cooker, undercounter fridge and washing machine. The adjacent living room has a quarry tiled floor and is currently utilised as a workroom, with an understairs store cupboard and a door to outside.

Stairs rise up to the first floor split landing with an airing cupboard housing the immersion tank and shelving. There are two bedrooms (one currently utilised as an office) and the bathroom has a bath with an electric shower over, a pedestal basin and wc. The attached double garage has two pairs of wooden garage doors, a side door, power, light, and currently has low brick wall partitions at the rear for log storage. There is an outside high flush wc on the east facing elevation.

MILL COTTAGE

External steps rise up to a studded solid oak door opening into the entrance hall with quarry tiled floor and understairs cupboard housing the immersion tank. The living room has a quarry tiled floor, an open fire with a cast iron and tiled surround, and bi-fold doors opening onto a balcony al fresco

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entertaining area overlooking the River Teme. The galley kitchen has a quarry tiled floor, a range of grey laminate fitted units incorporating a stainless steel sink/drainer, an integral Lamona electric oven and hob with an extractor hood over, plumbing for a dishwasher and washing machine, and space for an undercounter fridge. Stairs from the entrance hall rise up to the first floor landing. There is a generous double bedroom with a built-in wardrobe, and a smaller second bedroom with a built-in wardrobe. The bathroom has a bath with an electric shower over, a pedestal basin and wc. The cellar underneath Mill Cottage is accessed externally via a door from the garden.

OUTSIDE

Meadows Mill and Meadows Mill Barn Conversion and Garage Block are approached off the tarmac lane by an in and out paved driveway with parking. The gardens extend around the house and include lawns, floral and shrubbery borders, fruit trees and a vegetable garden with greenhouse. Mill Cottage is set across the lane and has off road parking, a cellar store, a lawn and wildflower gardens and grounds and extends alongside the river including the route of the former mill race which leads off the weir. The River Teme provides about 150 metres of accessible single bank fishing for occasional salmon and trout, and the many coarse specimen common to the river.

SERVICES

Meadows Mill and Meadows Mill Barn Conversion
Private water (electrically pumped well water supply – well located on neighbouring land) with mains water backup.
Mains electricity.
Oil fired central heating in Meadows Mill.
Electric heating in Meadows Mill Barn Conversion.

Mill Cottage
Mains water (shared supply with Meadows Mill).
Mains electricity (independent supply).
Electric night storage heating.

Private drainage via septic tank shared by all three properties. **N.B. The private drainage system does not meet the General Binding Rules and requires replacement which is reflected in the guide price. A Survey Report and Estimate commissioned by the Agents is available for inspection upon request.**

ENERGY PERFORMANCE CERTIFICATES

Meadows Mill
EPC Rating F – Full details available on request or by following the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/7736-3726-2600-0448-3292
Meadows Mill Barn Conversion
EPC Rating E – Full details available on request or by following the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/1100-2787-0922-2190-3663
Mill Cottage
EPC Rating E – Full details available on request or by following the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2095-3160-2726-2111

TENURE

Freehold – Land Registry Title Number WR155994

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
Meadows Mill - Council Tax Band F
Meadows Mill Barn Conversion – Council Tax Band A
Mill Cottage - Self Catering Accommodation
Business Rates Valuation
Rateable Value: £2,100 (Effective from 1st April 2026)

HISTORIC ENGLAND

Meadows Mill House - Grade II Listed
List Entry Number: 1081401
https://historicengland.org.uk/listing/the-list/list-entry/1081401?section=official-list-entry

CHANCEL REPAIR LIABILITY

The Title Register states that the property is subject to a Chancel Repair Liability in respect of Knighton-upon-Teme and Lindridge Churches – Chancel Repair Indemnity Insurance is available.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor and/or Surveyor.

FLOODING

Flood Risk (Checked on 25.06.26 on
https://check-long-term-flood-risk.service.gov.uk/postcode)
Rivers and the sea: High Surface water: Very Low
Groundwater: This location is outside of a groundwater flood alert area.
Reservoirs: There is a risk of flooding from reservoirs in this area.
Meadows Mill House suffered limited water ingress to the ground floor from river flooding in 2007. Mill Lane and other parts of the property and grounds have flooded more recently, which on occasions has restricted access.

FIXTURES AND FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

METHOD OF SALE

The property is for sale by private treaty.
Guide Price: £600,000

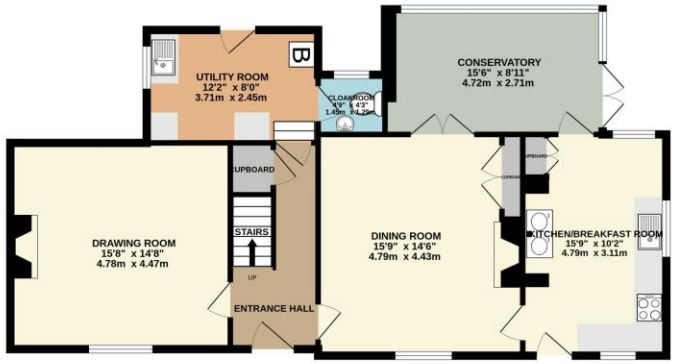
VIEWING

Strictly by prior appointment with the Sole Agents: – Nick Champion Tel: 01584 810555 E-mail: info@nickchampion.co.uk
To view all of our properties for sale and to let go to:- www.nickchampion.co.uk

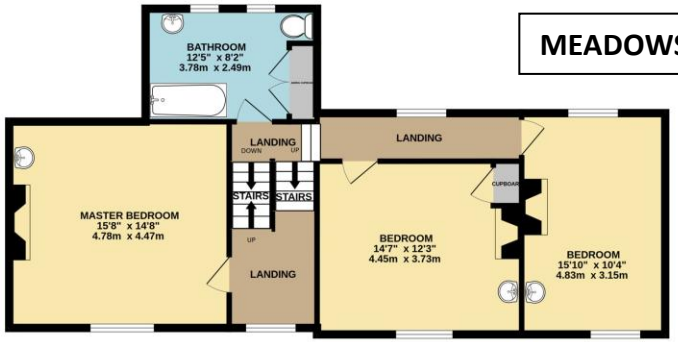
Photographs taken on 16th June 2026
Particulars prepared: June 2026
Particulars updated: 23.09.26 and 23.10.26

Mobile Coverage (Checked on Ofcom: 25.06.26)
O2, Vodafone and Three: Good outdoor, variable in-home
EE: Good outdoor

Broadband Availability (Checked on Ofcom: 25.06.26)
Standard: 29 Mbps (highest download) / 1 Mbps (highest upload) Superfast and Ultrafast: Not available



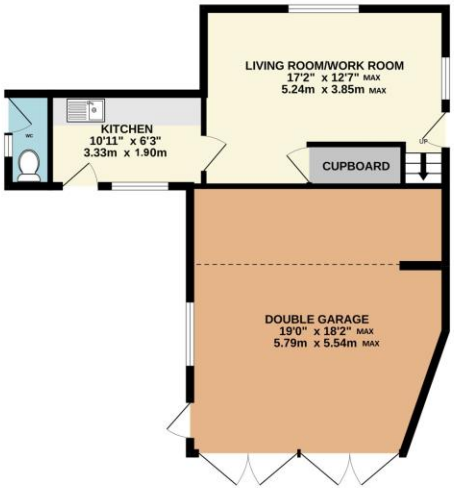
GROUND FLOOR



FIRST FLOOR

MEADOWS MILL HOUSE

SECOND FLOOR



BARN CONVERSION/GARAGE BLOCK GROUND FLOOR

BARN CONVERSION FIRST FLOOR

MEADOWS MILL BARN CONVERSION

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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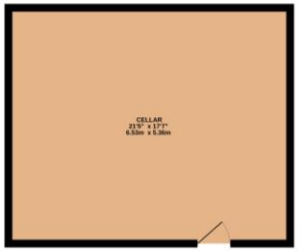


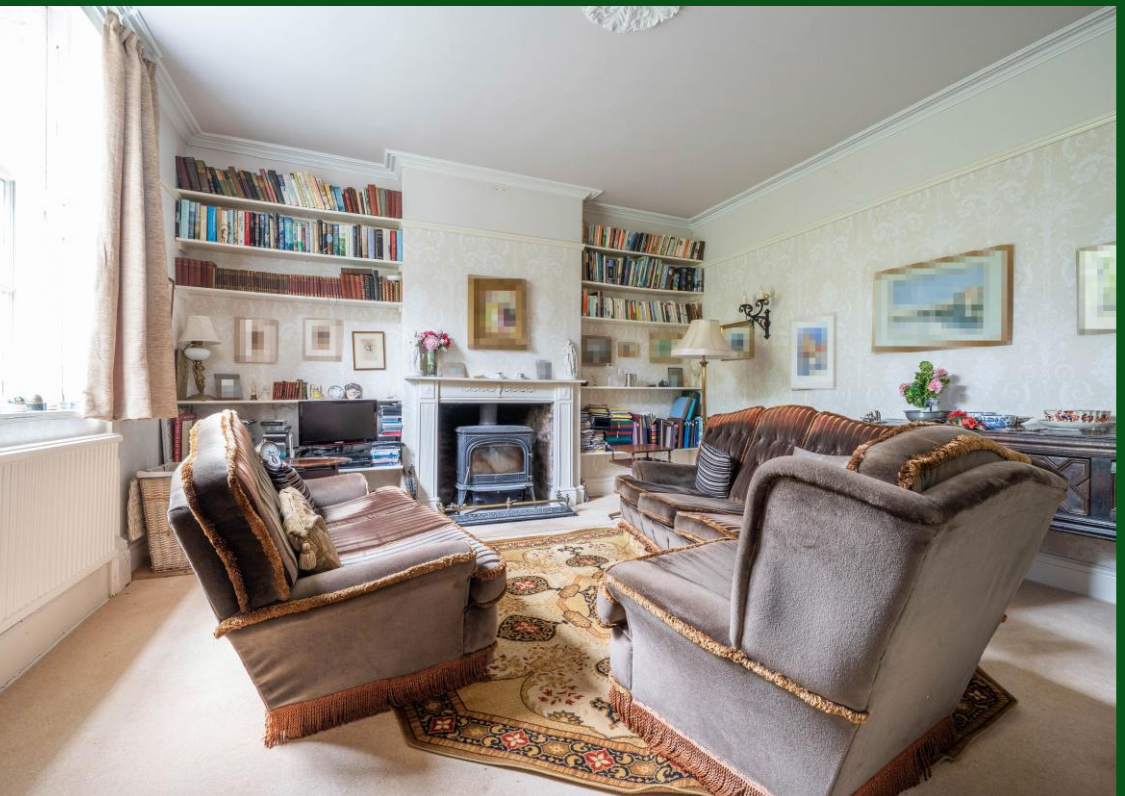
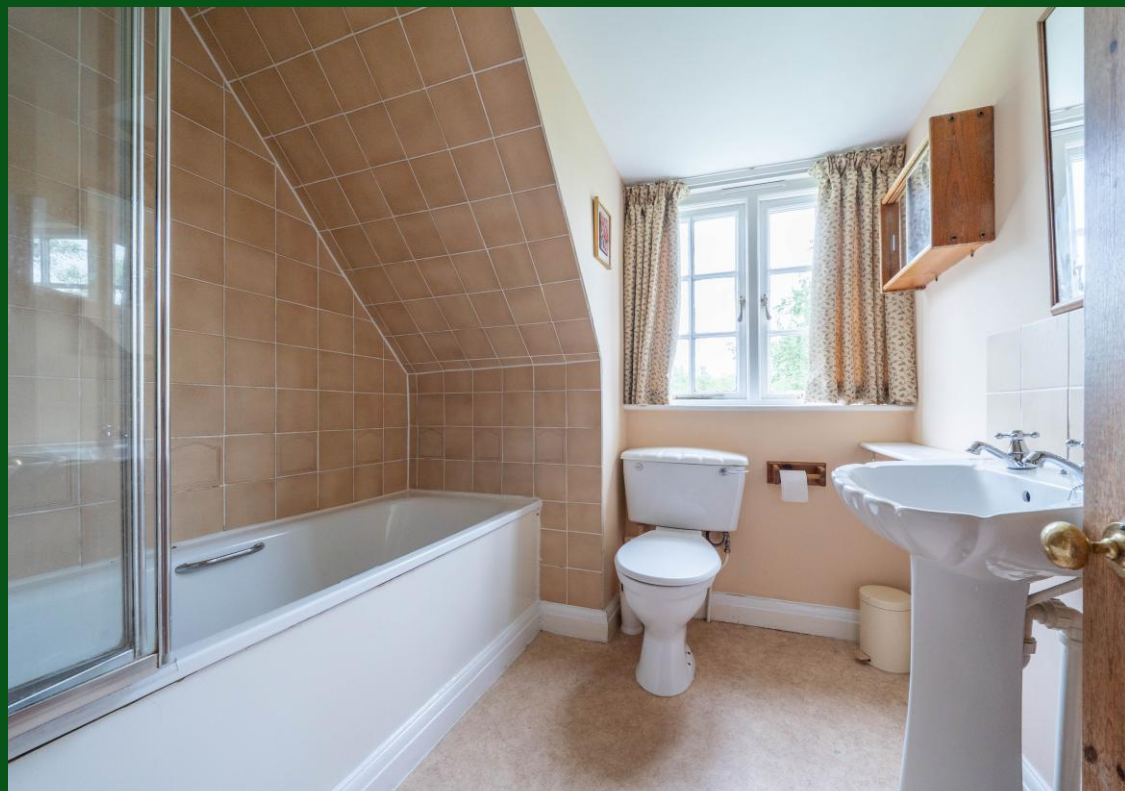
CELLAR

GROUND FLOOR

FIRST FLOOR

MILL COTTAGE

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.

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