

# The Mill House

Mill Lane, Tanworth-in-Arden, Warwickshire, B94 5BB



BY DESIGN

Welcome to

## THE MILL HOUSE

Discreetly positioned along the tranquil and highly sought-after Mill Lane in the picturesque village of Tanworth-in-Arden, The Mill House is a charming 19th-century residence set within approximately 8 acres of idyllic grounds.

This exceptional country home beautifully combines period character with modern comfort and boasts equestrian facilities and a wealth of versatile outbuildings. An additional 7 acres of adjoining land—including a second, larger manège—is available by separate negotiation.

Over the years, the property has been thoughtfully extended to create a generous and flexible living space, featuring six bedrooms and four bathrooms, including a self-contained annexe ideal for guests, extended family, or staff accommodation.

The expansive grounds offer a superb lifestyle opportunity, complete with 11 stables, a foaling box, two tack rooms, a washroom, and a manège. Further outbuildings include a double garage, three car ports, a three-bay tractor barn, and ample driveway parking.

With its enviable combination of period charm, extensive facilities, and private countryside surroundings, The Mill House represents a rare opportunity to acquire a truly special home in one of Warwickshire's most desirable villages.



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VIDEO TOUR





Built **19th Century**  
Internal Size **4,542 sq/ft**  
Outbuildings/Stables **3,893 sq/ft**  
TOTAL **8,435 sq/ft**

**Main Residence (Mill House)**

Bedrooms **5 + 1 Bed Annexe**  
Bathrooms **4**  
Utility Room  
Lawned Gardens  
Therapy Pool  
Gated Driveway **10+ Cars**  
Car Ports **3**  
Tractor Barn **3**  
Double Garage  
Fuel **Oil**  
Mains Electric & Water  
Septic Tank  
Council Tax **G**  
EPC Rating **F**

**Equestrian Facilities (8 Acres)**

11 Stables  
Foaling Box  
Manège  
Wash Room  
2 Tack Rooms  
Hay Barn

**NOTE: Additional 7 Acres with Manège available through separate negotiation**

**Stratford-upon-Avon District Council**











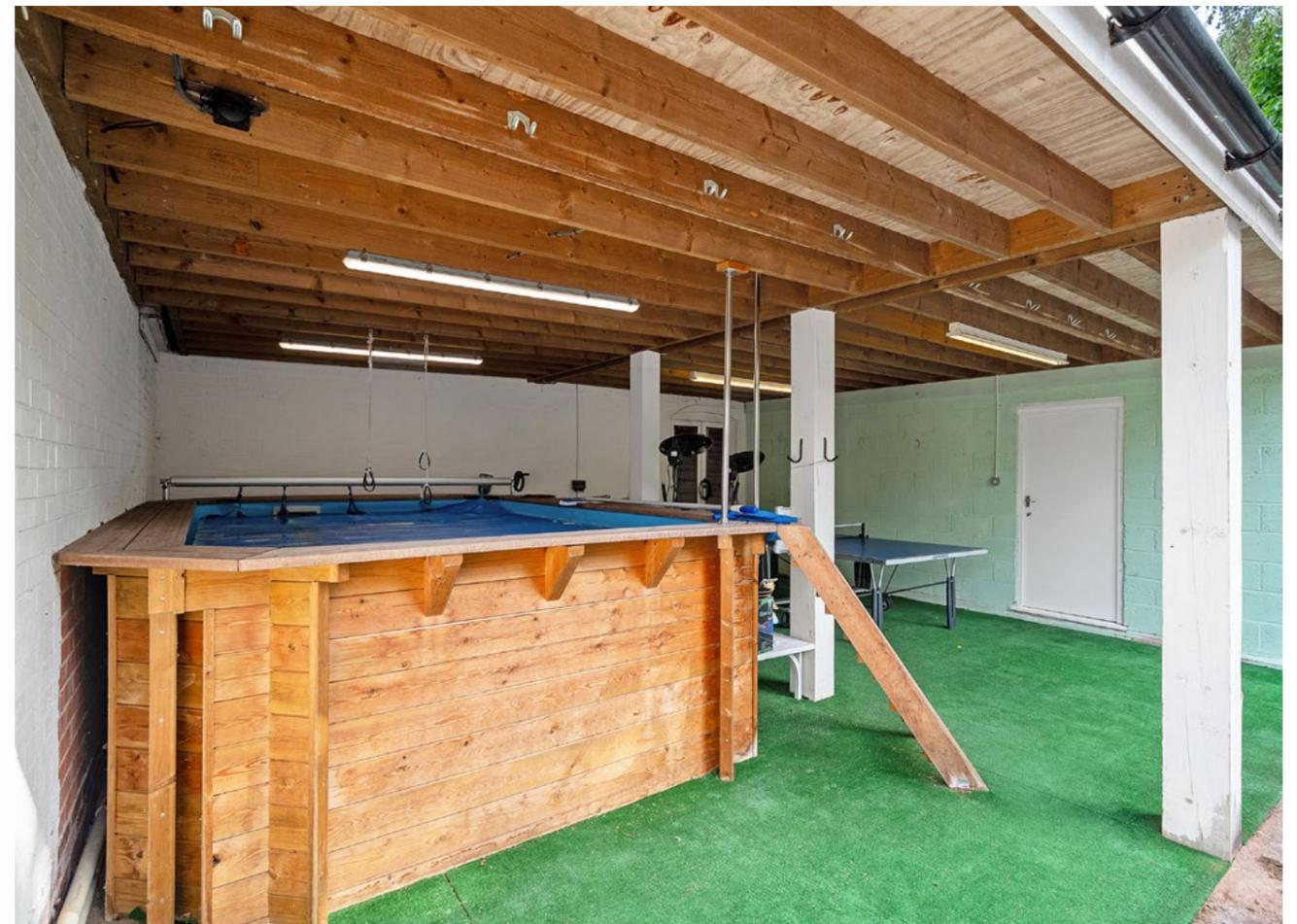










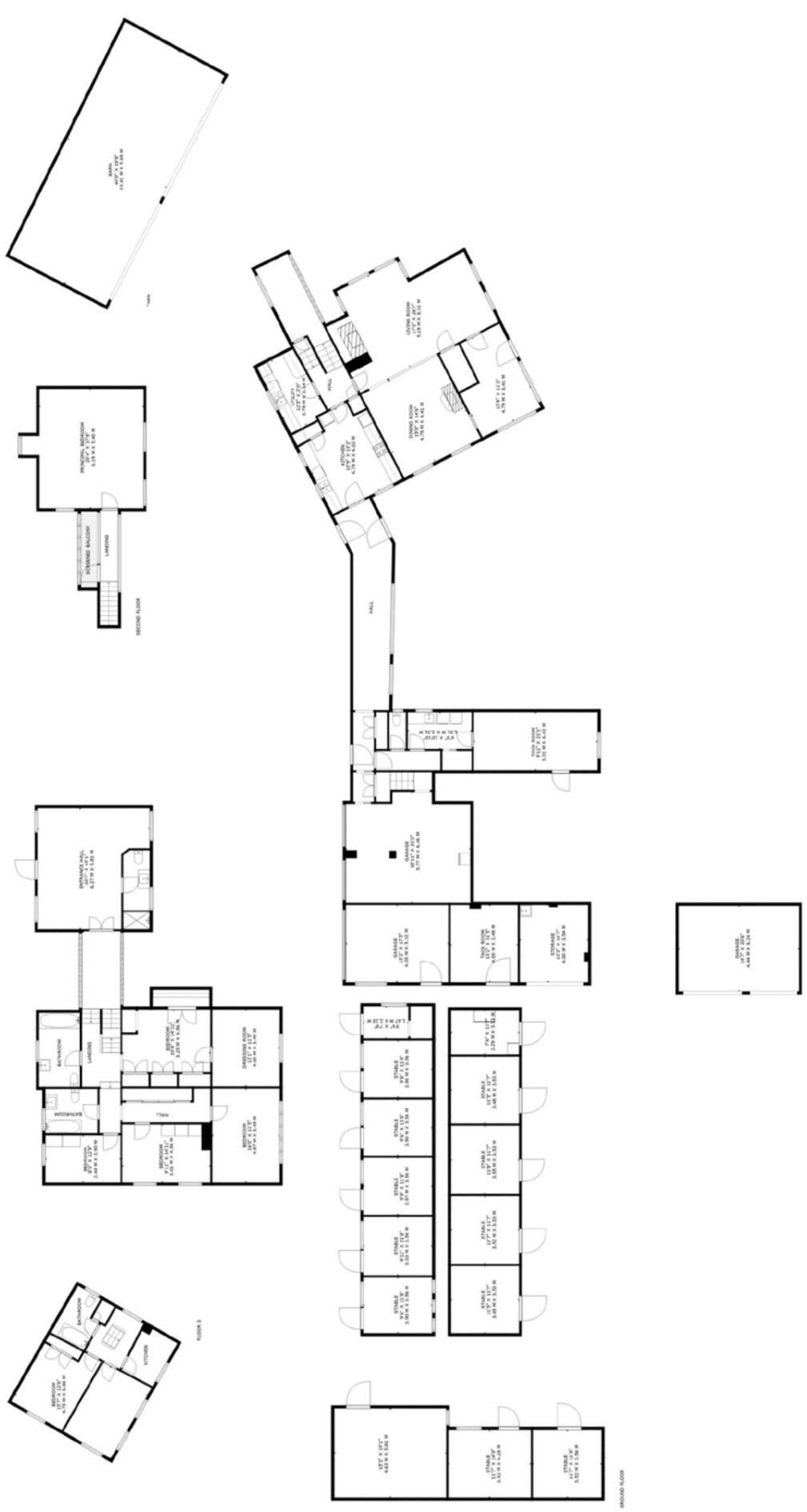












GROSS INTERNAL AREA: 4542 sq ft, 422 m<sup>2</sup>  
 LOW CEILINGS: 87 sq ft, 8 m<sup>2</sup>  
 OUTBUILDINGS: 3893 sq ft, 362 m<sup>2</sup>

OVERALL TOTALS: 8522 sq ft, 792 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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