BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Crab Mill House, Lea

Price Guide £950,000

A beautifully presented part-Georgian former mill house with 4 bedrooms, 3 bath/shower rooms and wonderful country views, in the popular village of Lea, and within walking distance of Malmesbury.

With its fascinating history, wealth of character, generous accommodation, established gardens and far-reaching countryside views, Crab Mill House offers a rare opportunity to acquire a truly distinctive period home in a peaceful rural setting.







Crab Mill House, Lea

Property

Crab Mill House is an impressive late Georgian semi-detached former Mill House, occupying an enviable position overlooking open countryside. With origins believed to date back to the early 17th Century, when the property formed part of a working mill, the house was later extended to the front in 1832. The result is a wonderfully distinctive home, combining considerable historic character with generous and versatile accommodation.

Arranged over three floors, the house has a sense of space and proportion throughout, with a number of rooms enjoying delightful views across the surrounding countryside.

The ground floor opens into a spacious entrance hall, leading to two well-proportioned reception rooms, each with its own fireplace and wonderful rural outlook. To the rear, the kitchen/dining room is fitted with bespoke handmade cabinetry and a three-oven electric Aga, creating a warm and welcoming heart to the house.

On the first floor, the principal bedroom overlooks the garden and has the benefit of an en-suite bathroom and adjoining dressing area. Two further double bedrooms are served by a beautifully appointed family bathroom, complete with a fabulous roll-top bath and large separate walk-in shower. A study on this floor provides a dedicated space for home working or quiet retreat.

The second floor offers further flexibility, with a double bedroom opening into a dressing room/study area and an en-suite bathroom. This upper level provides an ideal space for guests, older children or those requiring additional privacy.

Approached along a small no-through lane, Crab Mill House enjoys a peaceful and private setting. Opposite the house is a detached double garage with a garden store to the rear, together with off road parking.

The gardens are a particularly appealing feature and have been thoughtfully arranged into three distinct areas. To the front of the house is a small courtyard, while immediately adjoining the property is a private paved terrace, accessed directly from the dining room. The principal west facing garden is enclosed by attractive walls and is predominantly laid to lawn, with raised beds providing colour and interest to one end. A veranda, incorporating its original ironwork, extends over a paved terrace adjoining the rear of the house, creating a lovely sheltered spot from which to enjoy the garden.

General

Mains water, electricity are connected. Private drainage. The oil fired boiler provides hot water and central heating heating. Council Tax Band G - £4,028.90 payable for 2026/27. EPC rating band E - 46

Lea

The popular village of Lea has a church, public house, a well-regarded primary school, playgroup and recreation field with tennis court and play park. The neighbouring and vibrant market town of Malmesbury lies approximately two miles to the west and is widely regarded as England's oldest borough, with origins dating back to around 880 AD. The town is renowned for the magnificent Malmesbury Abbey, a beautiful 12th-century abbey, as well as the historic Market Cross dating from the 15th century. Its charming High Street offers unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 9NF

From Malmesbury head east on the B4042 towards Wootton Bassett. After about 1.5 miles turn off left signposted to Lea. As you enter the village turn left down Crab Mill Lane. Continue to the end of the lane and the property is the last on the right.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.