

The Clover Mill

Cradley, Malvern, Herefordshire



Secluded, lakeside setting



The Clover Mill, Cradley, Malvern, Herefordshire, WR13 5NR

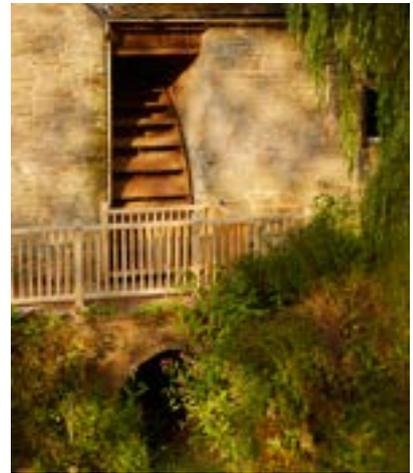
Highly profitable retreat business, in a secluded mill setting, with views of the Malvern Hills

- Expertly renovated Grade II listed water mill with running leat and water wheel
- 2-bed 17C cottage, 6 eco-lodges and outbuildings
- Outside dining area and large yoga platform
- Biomass boiler, bore hole water supply and aerobic sewage digester
- 11 acres of wildlife haven – wild-flower meadows, lake, vegetable and herb garden, extensive natural hedging, orchard
- Secluded but less than a mile from main road
- Ongoing well-run, highly profitable business with staff

01886 880859

07798 803744

julie@theclovermill.com



Beautifully and sensitively restored five-storey watermill



Location

Located on the border of Herefordshire and Worcestershire, The Clover Mill sits in a quiet and secluded area at the end of a 175m fenced track, but less than a mile from the A4103.

There is easy access to the M5 motorway at Junction 7. Mainline train services from Malvern Link (a 10-minute drive away) provides services to Birmingham, Cheltenham, Oxford and London. There are also regular trains to London from Great Malvern and Worcester Parkway stations.



THE CLOVER MILL



Buildings from the 17th century through to the 21st



THE CLOVER MILL



Retreat centre uniquely set within a five-storey watermill





Accommodation

The beautifully and sensitively restored five-storey watermill houses a light and airy yoga studio, six treatment room spaces, male and female shower and changing rooms, reception and retail area, consultation room/bedroom and a steam room. The mill equipment remains intact and operational giving a unique feel to the retreat location.

The current owner lives in the characterful and well-restored two-bedroom 17th century cottage with private garden.

Adjoining the cottage is another 17th century building with additional mill features and is currently used as a guest dining room, lounge and relaxation room. It also houses a commercial kitchen, plating-up room with original open fire and bread oven, and a food storage room.

Five contemporary, timber-clad, luxury eco-lodges with spacious vaulted ceilings have large double bedrooms and bathrooms; one has disabled access. These are highly insulated lodges built in 2012, with feature windows opening onto a private deck looking through the trees with views towards the lake.

An additional, larger lodge was built in 2014. This has a double bedroom, large open shower room suitable for wheelchair access and an open-plan lounge and kitchen. This lodge has a large decked area and private garden with views across the orchard (apple, pear, plum, cherry) to another field grazed by alpacas.



THE CLOVER MILL



A wildlife haven with fishing rights on Cradley Brook





External

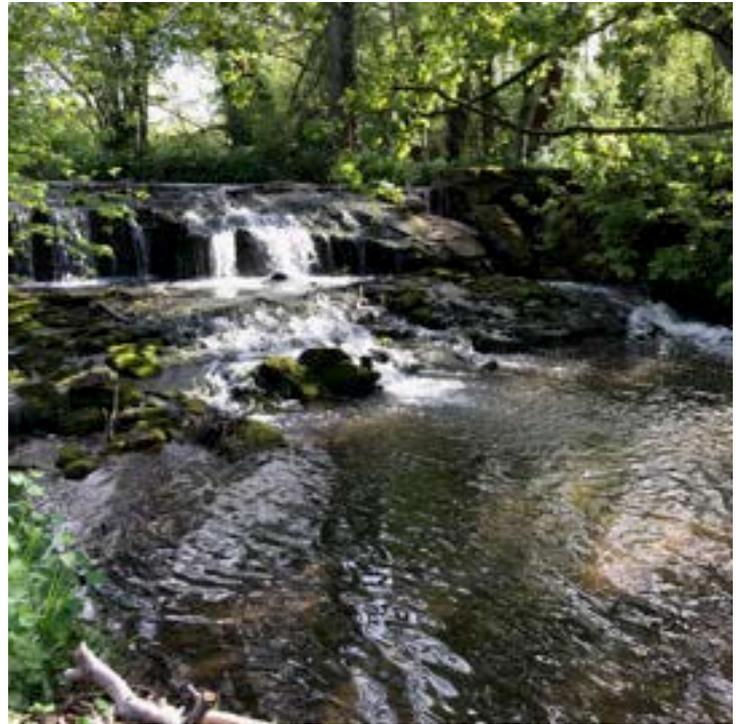
Much of the 11 acres of land borders Cradley Brook to which the property has fishing rights. In addition to brown trout the brook is home to otters, kingfishers and herons which are seen frequently.

Surrounding the buildings are lawns and flower beds with lots of natural hedging, opening onto pastureland and wild flower meadow.

Most of the guest meals use produce from a large well-established herb and vegetable garden and orchard, supplemented with foraged plants, herbs and fruit.

A large yoga deck by the lake allows outside yoga classes and a general relaxation area.

There is a gravel car park suitable for 24 vehicles, planted with local apple tree varieties



Services

A state-of-the-art biomass boiler provides heating and hot water; healthy alkaline soft drinking water is via a bore hole and waste is handled by an aerobic digester. Only electricity is externally provided. The Biomass boiler is accredited for the 20-year Ofgem Renewable Heat Incentive which expires July 2032.

Basic broadband speed in excess of 30Mbps, however, 900Mbps fibre broadband is available for connection.

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The Clover Mill Business - The retreat business opened in spring 2013 with three eco-lodges all offering twin or super-king beds. After gaining many positive reviews and publicity, the retreat fast became popular and from summer 2014 was fully booked for all retreats. In 2019 a further two eco-lodges were built and the large eco-lodge was included as retreat accommodation in 2021.

All six lodges have been in use since May 2021 with 100% occupancy for every retreat. Last minute cancellations have easily been filled via the cancellation list.

The business is currently run by the owner as a part-time business, however, booking requests and staff availability appears easily sufficient to allow for a full-time business. A substantial proportion of guests return year on year, and some more than once a year.

Retreat staff - The centre has a team of highly experienced and dedicated staff - including yoga teachers (4), ayurvedic therapists (8), housekeeper and chef - all with team responsibilities to ensure smooth day to day operation of the retreat centre. All staff are self-employed.

Well established timetables and procedures have been developed to allow smooth running of retreats. A fine balance between a relaxed atmosphere and keeping to a timetable to ensure all guests have appropriate therapist time is key to maintain guest and staff satisfaction and sets The Clover Mill apart from normal hotel beauty spas.

Accounts can be made available to bona fide interested parties after a viewing.



THE CLOVER MILL



A location and experience like no other



