



The Old Mill , Cluddley, TF6 5DR

£775,000

Step into a world of charm and character with this exquisite Grade II listed Old Mill property in the idyllic setting of Cluddley.

The master bedroom comes complete with a balcony offering breath-taking views, while the Mill feature with ornate workings adds a touch of history to this modern gem. With separate dining room and snug, as well as a utility room and WC, this property is perfect for families and couples alike.

Hall

Main entrance hall with a lovely entrance door and period doorbell.

Utility Room / WC

A large utility room with plenty of space for appliance and WC.

Living Room



Stunning living room with dual aspect to front and back, classic original windows, multi fuel burning stove and feature beams, a superb living area which is super cosy in the winter times with a roaring open fire.

Mill Turret



Part of the original Mill, this is a versatile office space or games room, with spiral staircase to the first floor, will make a brilliant "teenagers' den".

Fitted Breakfast Kitchen



Recently upgraded, this is a stylish kitchen with contemporary floor and wall cabinets, with floor and underside lighting, Quartz work tops and breakfast bar, integrated appliances including "Range " cooker with hood over and fridge, stylish LVT herringbone flooring, door to the side entrance and into the dining room.

Dining Room



A fine centre piece to the house with the original workings "on show" a great conversation piece and a real piece of history.

Snug



A cosy and quiet space, ideal for relaxing in the summer or winter, with door leading to the staircase.

Conservatory



A fabulous feature of the property, allowing full enjoyment of the surrounding countryside and gardens, a great place to entertain.

First Floor Landing

Family Bathroom



A large family bathroom, with wall mirrors, built in shower enclosure and jacuzzi bath, low flush WC and bidet, "Jack n Jill" style wash basins, wooden flooring.

Bedroom Two



A double bedroom at the front of the house, also having a feature of the original workings on display.

Mill Turret Bedroom

Second Floor Landing

Master Bedroom and Balcony



The master bedroom has a wonderful "Juliet" style balcony with French doors and range of fitted bedroom furniture. There are not many homes in the county where you can wake up and enjoy such a wonderful view of the Wrekin.

Bedroom Three

A cute bedroom with a view of the Wrekin and still space for a double bed.

Outside



The property stands in stunning garden grounds which surround the property and offer a wonderful refuge in today's fast paced culture. There is planning consent (FULL) for the erection of a single storey dwelling TWC/2022/1029 - which could be ideal for the extended family if so desired.

There is an "in and out" driveway, with excellent parking for any number of vehicles plus access to the detached garage.

The rear garden really is spectacular, there is the added bonus of a brick-built garden store and a summerhouse/office, what a fantastic environment for children to play and grow up in!

Garage



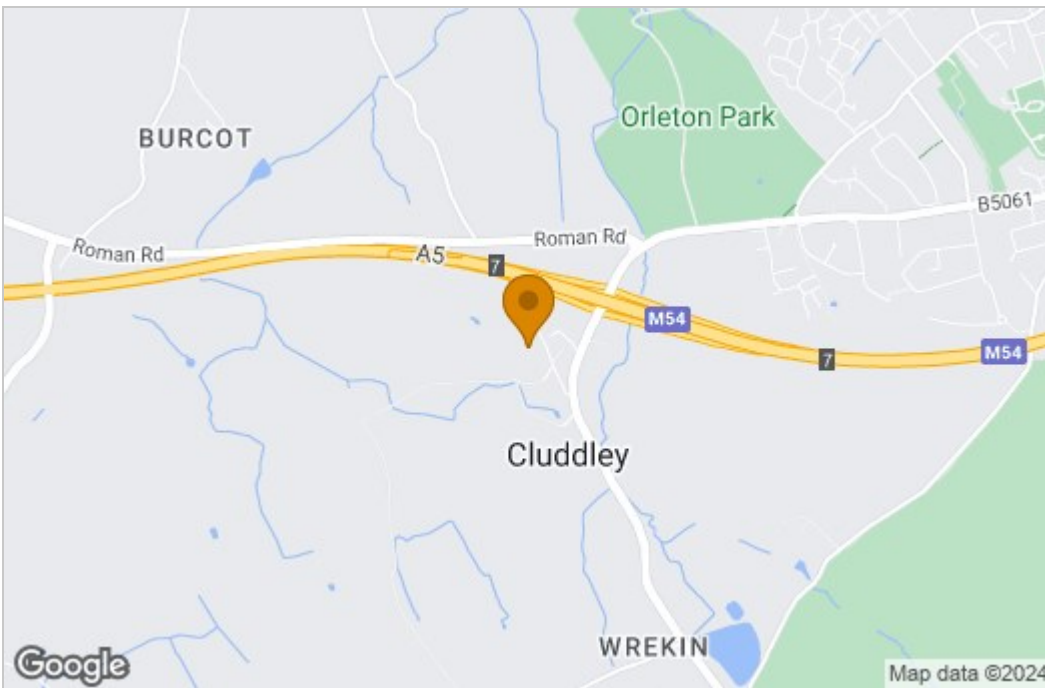
Excellent brick-built garage with overhead entrance door, electric light and power and tiled roof.

Floor Plan



Total area: approx. 253.8 sq. metres (2731.7 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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