



1 Mill House, Hodnet, TF9 3JS

£475,000

This delightful property offers a perfect blend of modern features and original character, providing a unique living experience. As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

With three cosy bedrooms and two bathrooms, there is plenty of space for the whole family to enjoy.

One of the highlights of this property is its picturesque garden, a tranquil oasis where you can unwind and enjoy the beauty of nature. The peaceful location adds to the charm of this home, offering a serene environment away from the hustle and bustle of city life. The spacious living accommodation ensures that you have room to move and create the perfect living space to suit your lifestyle. Whether you are looking for a peaceful retreat or a place to host gatherings, Mill House has it all. Don't miss the opportunity to make this lovely house your home and experience the best of village living less than 4 miles from the beautiful town of Hodnet.

Reception Hallway

Entering through a black composite stable door, into a spacious porch and hallway, featuring grey flagstone tiles, two UPVC double-glazed windows and wall mounted radiator.

Living Room

This cosy living area features hardwood flooring, exposed ceiling beams and inset hearth with log-burner. Built-in shelving, radiator, two windows and central light fitting.

Kitchen Diner

Combining original character with modern finishes, the kitchen comprises navy wooden upright units and base units topped with white marble worksurfaces, a large Rangemaster, wine fridge, hidden pantry cupboard, sunken ceramic sink and wooden shelving with underlighting. Grey flagstone tiles, exposed wooden beams, and the original stable door add to the rustic feel, whereas the modern light fitting, upright radiator and contemporary tiled splashback supply the modern accents. With plumbing for appliances, front facing UPVC double-glazed window and flush spotlights.

Garden Room

Large extension opening up the side of the property with bi-fold doors out to the garden and views over the river. Hardwood flooring, a second log burner and two further UPVC double-glazed windows, radiator and flush ceiling spotlights complete the room.

WC

Colourful wallpaper and wood flooring, low-level flush WC, white pedestal basin with tiled splashback and UPVC double-glazed window.

Stairs and Landing

Carpeted split staircase leading to all first floor living accommodation.

Master Bedroom

Featuring stunning views over the garden and river, the master bedroom comprises hardwood flooring, two UPVC double-glazed windows and French doors allowing in plenty of natural light, central light fitting and flush spotlights and radiator.

En-Suite

Flowing through to the master bedroom, this en-suite dressing area is fitted with white wooden units for ample storage space, a large walk-in shower with brushed brass fittings and stylish navy geometric tiles, white basin, heated brushed brass towel rail and flush ceiling spotlights.

Bedroom Two

Front elevation double bedroom with built-in wardrobe and storage cupboard, UPVC double-glazed window, radiator, loft hatch and central light fitting.

Bedroom Three

With windows overlooking the front and side of the property, a further good-sized double bedroom with parquet wood flooring, built-in wardrobe space, ceiling and wall-mounted light fittings and radiator.

Bathroom

Spacious family bathroom featuring a fitted wood-panelled bath with hand-held shower head and tiled surround. Wood parquet flooring, low-level flush WC, white basin, UPVC double-glazed window, radiator, central light fitting and storage cupboard housing the water tank.

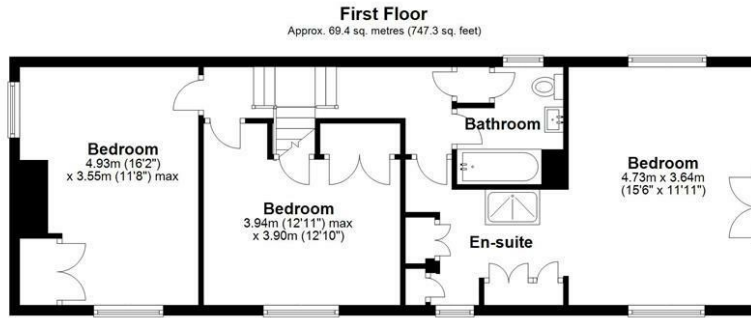
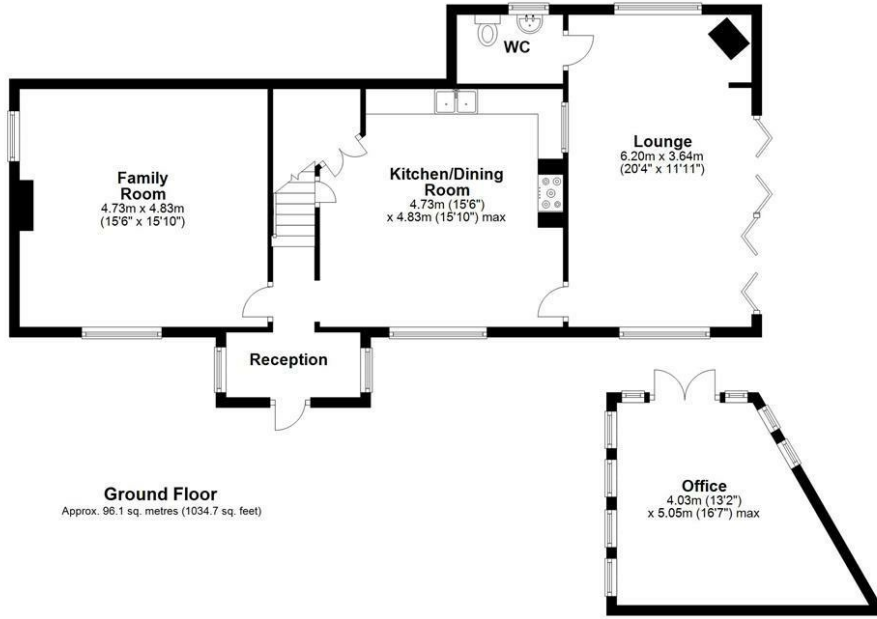
Office

Sit on a raised decked area, this modern outbuilding features grey windows and French doors, wooden flooring, fitted units and has an electricity supply.

Outside

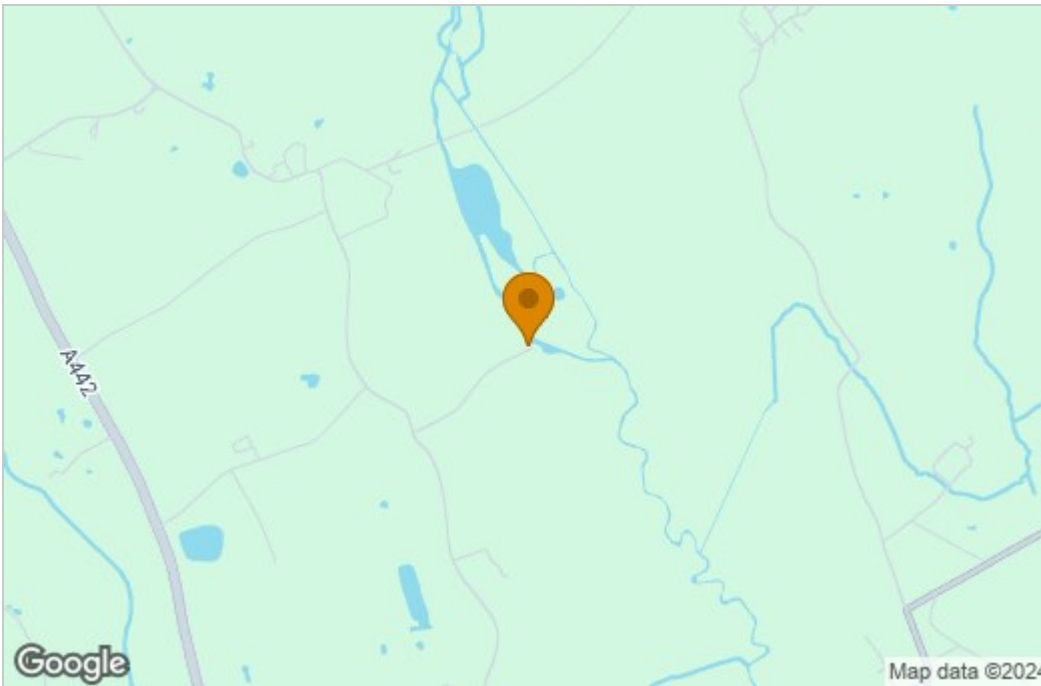
Beautiful wrap-around lawn with a decked area on the waters' edge. Gated access to the river, half of which is included in the title plan along with fishing rights. Walled front garden with wrought iron gate and paved walkway to the front door. A log store area and the oil tank are located to the rear of the property and an electric car charging point mounted to the front wall.

Floor Plan



Total area: approx. 165.5 sq. metres (1781.9 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			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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