

# Burndhurst Mill

Lower Loxley, Uttoxeter, ST14 8RZ

John   
German









An aerial photograph of a rural landscape. In the center, a large, light-colored stone building, identified as Burndhurst Mill, is situated on a small island or peninsula formed by a winding river. The river flows from the top right towards the bottom left. The surrounding area is a mix of green fields, some of which appear to be recently plowed or in a different stage of agricultural use. There are several trees, some with autumn-colored foliage. A road or path runs along the right side of the river. The overall scene is peaceful and scenic.

# Burndhurst Mill

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£849,000

A unique opportunity to acquire this substantial, charming converted mill dating back to the 16th century & house 18th century. Arranged over 3 floors with an abundance of character. Extensive grounds include 2 stables, paddocks & double garage of approx. 7.6 acres including a section of the Blythe.



This stunning Mill has been in the same family ownership for the last 44 years and hasn't previously been marketed.

## ACCOMMODATION

Impressive reception hall with fine central staircase gracefully rising to the first floor landing and also having a guest cloakroom with WC and wash basin.

Stunning open plan living space with sitting and dining areas, exposed mill machinery, fitted bar and central cast log burner on a circular stone.

Separate study/sitting room which has a tiled floor, traditional open fireplace and gives access to the second kitchen which has a bespoke range of attractive units, integrated appliances comprising fridge, double oven and hob with concealed extractor canopy. There is also a dressing unit, inlaid work surfaces and island unit.

Main breakfast kitchen having a very attractive range of cream coloured units with contrasting granite work surfaces and breakfast bar. Integrated appliances comprise hob with extractor canopy over, fridge, tumble dryer, washing machine and dishwasher.

In addition to the main staircase there is also a spiral staircase from a delightful area off the main living space.

First floor landing, off which leads four double bedrooms and two of which have fitted bedroom furniture.

The principal bedroom is exceptionally spacious and has a lobby off with a spiral staircase down to the ground floor and also stairs leading to the second floor.

The family shower room has a spacious shower, wash basin, WC, towel radiator and half height tiling.

The second floor has a stunning en suite bedroom which is exceptionally spacious and has the benefit of a vaulted ceiling with exposed timber roof trusses and a wonderful arched window enjoying magnificent views of the surrounding countryside.

The en suite bathroom has a bath, WC, wash basin, bidet and built in cupboard.

## OUTSIDE

There is a spacious mainly lawned garden area to the front of the property, courtyard style garden to the rear and to the side of the property lays various garden areas which include the original mill wheel and mill-race pool. There is a further area having an excellent greenhouse and also giving access to a separate gated drive which leads to the double garage, two stables and external conservatory. There are bridges over to a further area of the garden which is directly adjacent to the River Blythe and weir and there are also paddocks beyond. The whole site extends to approximately 7.6 acres and as previously mentioned, this does include the section of the River Blythe.

The property is situated in an enviable location; rural, picturesque, yet so convenient for commuting in modern day life. The county town centre of Stafford and its intercity railway station lies to the west and the market town of Uttoxeter, A50 and easy access to the A38 and M1 to the east.

### Agents notes:

Our clients have just installed a new private drainage system and which is fully compliant with the Environment Agency regulations.

There is no mains gas and heating is via an oil fired system.

The property is designated in flood risk zone 'High'. Water entered the property in 1987 and 1997 and since then has had various works carried out to help flood defences.

There are various covenants and conditions featured on the Land Registry document and the copy of this is available for inspection.

Fishing and water rights available to purchase by separate negotiation.

The Promap doesn't exactly match the Land Registry plan as the lane has now been adopted by the local authority.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23112023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band G

















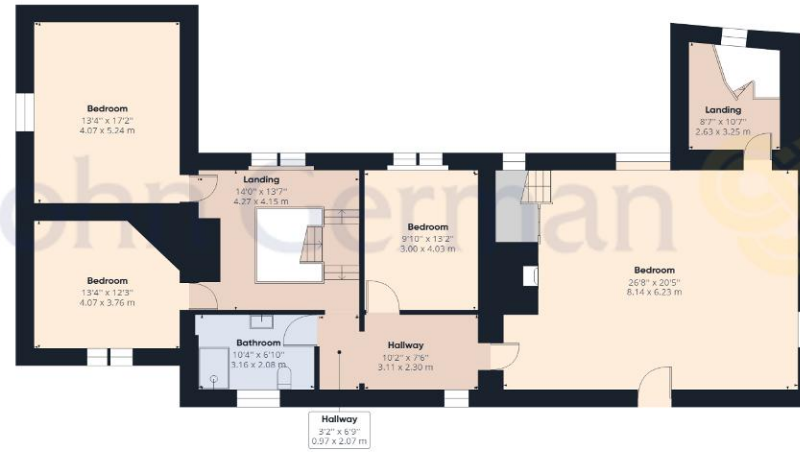








**Ground Floor** Building 1



**Floor 1** Building 1

**Approximate total area<sup>(1)</sup>**

4594.61 ft<sup>2</sup>

426.85 m<sup>2</sup>

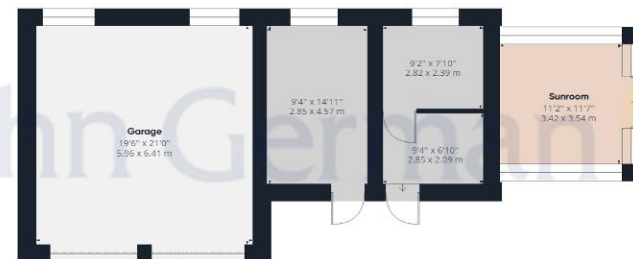
**Reduced headroom**

18.03 ft<sup>2</sup>

1.68 m<sup>2</sup>



**Floor 2** Building 1



**Ground Floor** Building 2

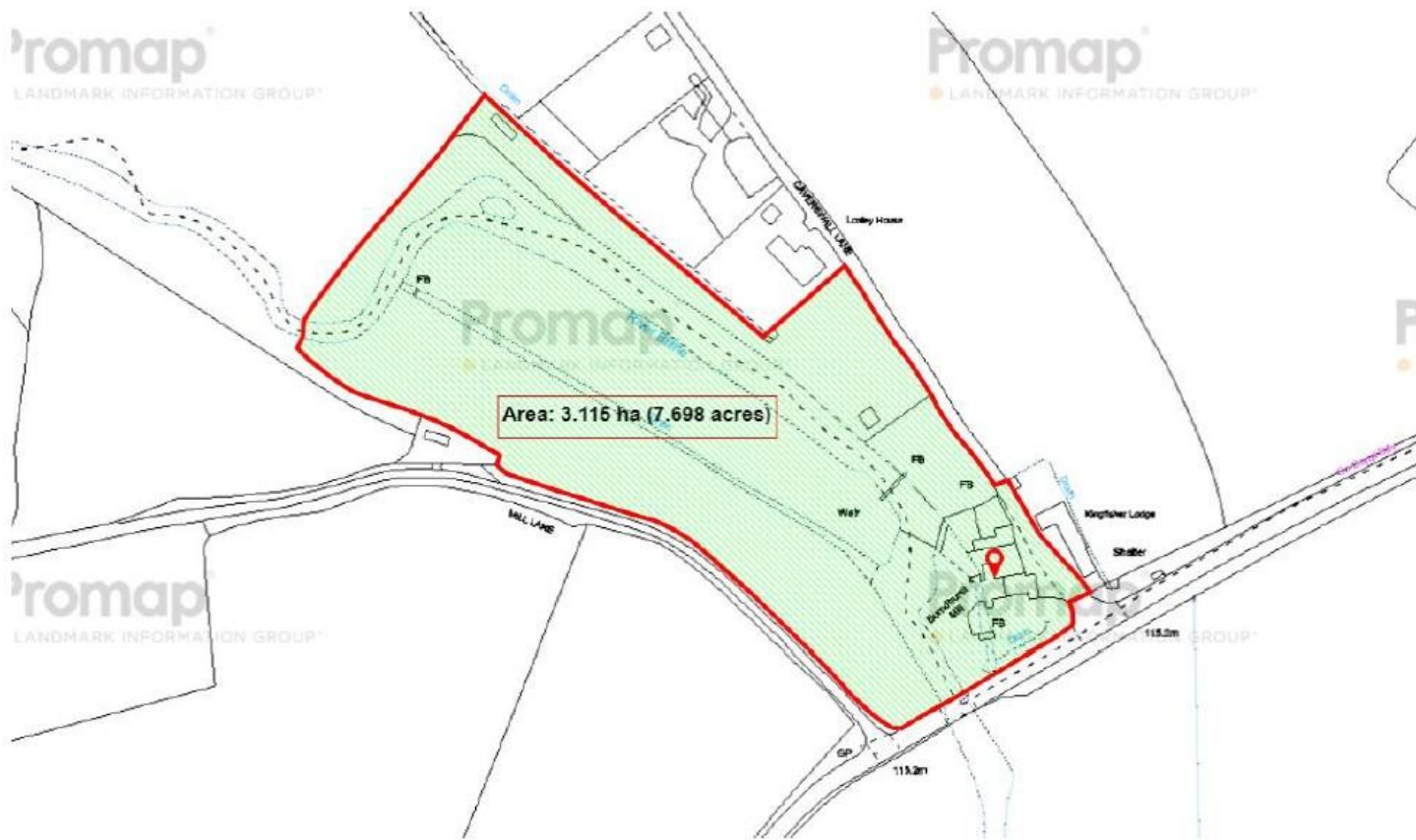
(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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