



The Mill House, Hinksford Lane, Kingswinford, DY6 0BH

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Originally built in the late 1700's with a heritage dating back to the Georgian period, 'The Mill House is an imposing five bedroom, three storey detached family home which enjoys picturesque rural views beyond its setting on a working farm. This lovely family home is located in Hinksford which sits on the outskirts on Swindon & Wall Heath villages which boast an array of amenities whilst also being within the catchment area of sought after schools. Sitting within approximately an acre of land, the land benefits from a livestock license. The property itself which is set over three floors comprises to the ground level, hall, cloakroom, utility room, wine cellar, kitchen breakfast room, lounge, family room, dining area, study area and a further sitting/cinema room. To the first floor there is a master bedroom with dressing room and en suite, four further double bedrooms and a family bathroom. To the basement level there is a snug/family room, games room, potential for bedroom six, mill room and a cellar. Approached via a private road which leads past Hinksford Farm, The Mill House is situated behind private and secure gates with a large sweeping driveway. There is also a private patio area with entertaining area and pizza oven, a wooden built structure which has recently been used a gym.





Front Of The Property

Approached via a private road which leads past Hinksford Farm, The Mill House is situated behind private and secure gates with a large sweeping block paved driveway. There is a path to the front door with artificial lawn and seating areas.

Entrance Hall

With a double glazed door to front, tiled floor, door to utility, double glazed window to side and a central heating radiator.

Utility Room

With a door from the entrance hall and to the cloakroom, fitted wall and base units, work surfaces, stainless steel sink and drainer, boiler, plumbing for washing machine, space for tumble dryer, double glazed window to front and tiled floor.

Cloakroom

With a door from the utility, WC, wash hand basin, double glazed window to side, extractor fan, tiled floor and a central heating radiator.

Kitchen Breakfast Room

19'8" x 13'9"

With a door from the entrance hall and to the snug, fitted wall and base units, granite work surfaces with matching up stands, space for range cooker and fridge freezer, stainless steel cooker hood, Belfast sink, tiled floor, double glazed window to side, access to the wine cellar, recessed spotlights, integrated dishwasher and two central heating radiators.

Lounge

17'4" x 15'5"

With a door from the kitchen and to the sitting room, multi fuel burner with inglenook fireplace, storage cupboard, steps to dining area, stairs to the first floor landing, two double glazed windows to rear and three central heating radiators.

Sitting/Cinema Room

15'1" x 12'9"

With a door from the snug, wooden floor, two double glazed windows to side and two central heating radiators.

Dining Area

17'8" x 13'5"

With steps from the snug, wooden floor, double glazed window to rear, opening to landing and study area, stairs and two central heating radiators.



Study Area

18'0" x 7'6"

With a door to the lounge, wooden floor, multi fuel burner, double glazed doors to rear and two central heating radiators.

Family Room

15'5" x 13'1"

With a door from the study, two double glazed windows to front, electric fire and two central heating radiators.

Lower Entrance Hall

With a double glazed door leading from the driveway, doors to rooms, double glazed window to front, wooden floor and a central heating radiator.

Bedroom Six

12'9" x 10'9"

With a door from the lower entrance hall and to the cellar, double glazed window to front and a central heating radiator.

Ground Floor Family/Sitting Room

16'0" x 12'5"

With a door to the mill room, double glazed window to front, log burner and a central heating radiator.

Mill Room

With a door from the ground floor family/sitting room, double glazed window and decking.

Games Room

16'0" x 12'5"

With ceiling beams, recessed spotlights and central heating radiators.

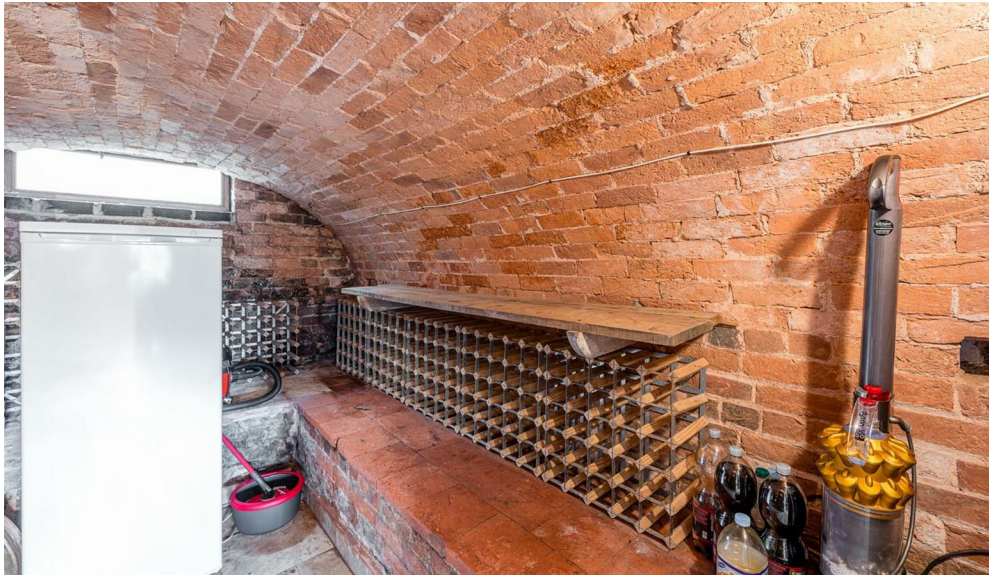
Landing

With stairs from the lounge, feature beams, skylight window and two central heating radiators.

Bedroom One

15'5" x 13'1"

With a door from the landing and opening to dressing room, double glazed window to front, two further skylight windows, recessed spotlights and a central heating radiator.



Dressing Room

10'9" x 7'6"

With a door to the en suite, fitted wardrobes and a double glazed window to side.

En Suite

With a door from the dressing room, bath with shower over, WC, wash hand basin, skylight window, recessed spotlights, tiled walls, and a chrome heated towel rail,

Bedroom Two

15'1" x 12'9"

With a door from the landing, double glazed window to front, two skylight windows, recessed spotlights and a central heating radiator.

Bedroom Three

13'5" x 11'9"

With a door from the landing, double glazed windows to side and rear, recessed spotlights and a central heating radiator.

Bedroom Four

15'8" x 11'1"

With a door from the landing, double glazed window to side and a central heating radiator.

Bedroom Five

14'9" x 10'9"

With a door from the landing, double glazed window to side and a central heating radiator.

Bathroom

With a door from the landing, double glazed windows to side and rear, bath, shower cubicle, double vanity sink, WC, recessed spotlights and a central heating radiator.

Gardens

With access via patio doors from the study area leading to a private patio area with entertaining area which has a pizza oven. The property sits within approximately one acre of land

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	71

England & Wales E.U. Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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