



The Mill House, Mill Lane, Tatenhill, DE13 9SD

Enjoying secluded rural setting is The Mill House, an elegant detached Georgian residence benefitting from spacious family interiors including five bedrooms, a generous three acre plot and extensive outbuildings including an office suite and a two bedroom self contained apartment. Set along a private driveway in a peaceful plot within the rural village of Tatenhill, this Grade II Listed residence presents a rare opportunity to purchase a family home of this calibre which offers outstanding flexibility and potential to tailor the accommodations and outbuildings to suit the next owners requirements for ancillary accommodation, rental income or to

create a self contained workspace.

The interiors to The Mill House comprise briefly reception hall, grand drawing room, sitting room, dining kitchen utility and cloakroom to the ground floor, with five good sized bedrooms set over the first and second floors serviced by a master en suite and family bathroom. Outside, the plot extends to a superb three acres and is formed by a private drive with gated entrance, a courtyard providing ample parking and formal gardens leading onto mature woodland and a paddock bordered by a pleasant millstream. Within the courtyard is a first floor coach house

apartment offering ideal rental income or ancillary living, and an extensive range of outbuildings including a home office suite with store room, a workshop and garages.

Tatenhill is a delightful village set within a protected Conservation Area home to a historic church, village hall and a traditional village pub, all surrounded by rolling Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed. Local amenities are available in the nearby village of Barton under Needwood, where a doctors surgery, pharmacy, post office, shops, village cafe and pubs can be

found. The village is situated just south of Burton upon Trent, where access is easily available to the A38 for travel to Lichfield, Derby and Birmingham. Regional and national rail travel is available from Burton upon Trent, Lichfield and Tamworth, providing direct links to Derby, Birmingham, London and the International airports of Birmingham and East Midlands are both within a short drive. The area is well served by state schools including All Saints Primary at Rangemore and John Taylor High School in Barton under Needwood, with an excellent range of private schools also nearby including Repton, Denstone and Lichfield Cathedral.



- Elegant Detached Georgian Home
- Secluded 3 Acre Plot in Popular Village
- Excellent 'Work from Home' & Rental Potential
- Reception Hall & Dining Kitchen
- Two Reception Rooms
- Utility & Cloakroom
- Five Good Sized Bedrooms
- En Suite & Bathroom
- Gated Entrance & Ample Parking
- Well Tended Formal Gardens
- Two Bedroom Coach House Apartment with Kitchen, Lounge & Bathroom
- Range of Garaging & Outbuildings
- Office Block with Three Offices, Kitchen, WCs and Store Room
- 3 Acre Plot including Woodland, Paddock & Millstream
- Well Placed for Commuter Routes & Rail Travel to Derby/Birmingham/London
- Oil Fired Central Heating

Reception Hall 7.6 x 2.44m (approx. 24'11 x 7'11)

Double doors with original shutters open from the front aspect into this central hallway which extends through the property, having staircase rising to the first floor with storage beneath, travertine tiled flooring and a bespoke solid wood door leading out to the rear. Character doors open into:

Drawing Room 8.24 x 4.52m (approx. 27'0 x 14'10)
A grand reception room extending the depth of the property, having dual aspect windows, intricate ceiling roses and plasterwork and a carved mantle-piece with marble inset and hearth

Sitting Room 4.06 x 3.7m (approx. 13'3 x 12'1)
Ideal as a second lounge or formal dining room, having window to the front aspect, an arched gothic window to the side and a wood burning stove set to quarry tiled hearth

Dining Kitchen 4.62 x 3.91m (approx. 15'11 x 12'10)
Fitted with oak wall and base units having granite worktops over, housing an inset double Belfast sink, space for a range cooker and an integral microwave. The kitchen has a window to the rear aspect, exposed beams tiled flooring, tiled splash backs and double doors into the Sitting Room

Utility 2.46 x 2.32m (approx. 8'0 x 7'7) – max
Housing spaces for appliances including washing machine, fridge and freezer

Cloakroom
Fitted with marble topped wash basin set to ornate vanity unit and WC, with travertine tiled flooring, automatic lighting and a window to the rear



Stairs rise to the **First Floor Landing** where there are dual aspect windows and doors open into:

Master Bedroom 4.06 x 3.97m (approx. 13'3 x 13'0)

A spacious double bedroom having window to the front aspect, a large double fitted wardrobe and a door into a tiled hallway with further doors opening to an Separate WC and:

En Suite Bathroom 2.46 x 2.25m (approx. 8'0 x 7'4)

Fitted with wash basin set to vanity unit, WC, corner shower and bathtub, with tiled flooring, automatic lighting and an obscured window

Bedroom Two 4.51 x 4.06m (approx. 14'9 x 13'3)

Another good sized double room having windows to the front and side aspects

Bedroom Five 3.73 x 2.47m (approx. 12'0 x 8'1)

With windows to two sides

Bathroom 3.66 x 2.46m (approx. 12'0 x 8'1)

Fitted with a white suite having wash basin set to vanity unit, WC, corner bathtub and double shower, with tiled flooring, a heated towel rail, obscured window to the rear and automatic lighting

The staircase continues to the **Second Floor Landing** where there is a window to the front and doors opening into:

Bedroom Three 5.02 x 4.07m (approx. 16'5 x 13'4)

A spacious double bedroom having windows to two sides and a door into a walk in storage cupboard

Bedrooms Four 4.91 x 4.07m (approx. 16'6 x 13'4)

A fourth double bedroom having windows to two sides with pleasant views over the formal gardens





Office Space

A door from the courtyard opens into the **Entrance Hall** to the office block which offers as superb space for use as a home office suite or for conversion into further living accommodation or an annexe. Stairs rise to the first floor Landing where there is a window to the front and doors open into:

Office One 4.28 x 3.85m (approx. 14'0 x 12'7)
With a door into a **Cloakroom** fitted with pedestal wash basin and WC

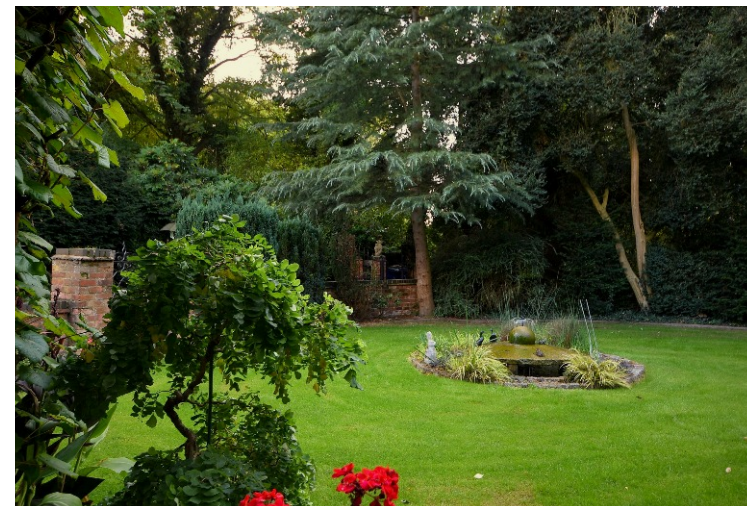
Office Two 3.91 x 2.39m (approx. 12'9 x 7'9)

An inner hall from the landing has doors into another **Cloakroom** and:

Office Three 3.92 x 2.42m (approx. 12'10 x 7'11)

Kitchen 3.45 x 2.92m (approx. 11'4 x 9'6)
With fitted wall and base units housing an inset sink, a window to the side and door to the front

From the courtyard a door opens into a useful ground floor **L Shaped Store Room** 10.5 x 8.09m (approx. 32'11 x 26'6) – max



Coach House Apartment

This superb self contained apartment is ideal as ancillary accommodation or to provide rental income. This former Wesleyan chapel boasts a rich history and was once used as a preparatory school room for the local Repton school. Steps rise from the **Courtyard** up to a terrace with a door opening into:

Kitchen 3.71 x 2.7m (approx. 12'1 x 8'10)

Comprising a range of wall and base units housing an inset sink and spaces for fridge, freezer, washer/dryer and oven, with windows to two sides. A door opens into:

Lounge 4.82 x 3.4m (approx. 15'9 x 11'1)

A spacious reception room having an arched window to the front and an open fire with back boiler which aids the central heating and hot water. A door leads into:

Hallway

A door opens to the rear aspect where there is a storage shed and another set of steps leading down to the **Courtyard**. Internal doors open into:

Bedroom One 3.84 x 3.49m (approx. 12'7 x 11'5)

A spacious double bedroom having a character arched window to the front

Bedroom Two 3.44 x 3.06m (approx. 11'4 x 10'0)

With windows to two sides

Bathroom 2.75 x 1.63m (approx. 9'0 x 5'4)

Fitted with pedestal wash basin, WC and bathtub with shower unit over, with tiled walls and a window to the rear

Outbuildings

Manual doors from the courtyard open into a range of outbuildings including:

Garage One 5.27 x 3.77m (approx. 17'3 x 12'4)

Stable 3.87 x 2.7m (approx. 12'8 x 8'10)

Workshop 4.83 x 3.39m (approx. 15'10 x 11'1)

Garage Two 4.84 x 2.91m (approx. 15'10 x 9'6)

Garage Three 4.37 x 3.44m (approx. 14'4 x 11'3)

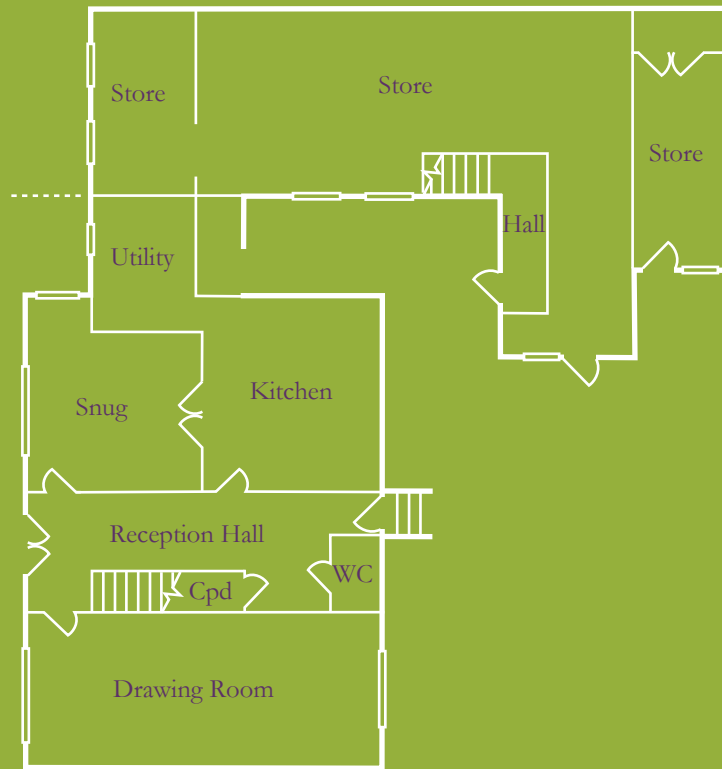




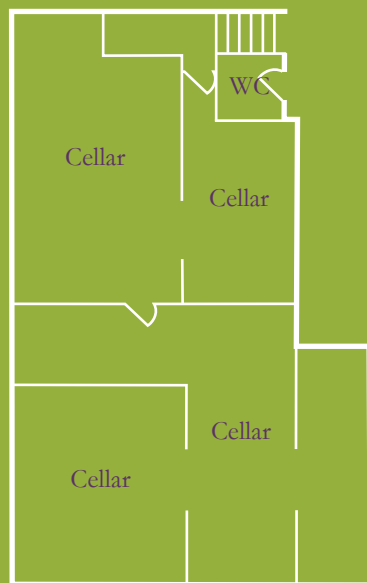




Offices Ground Floor

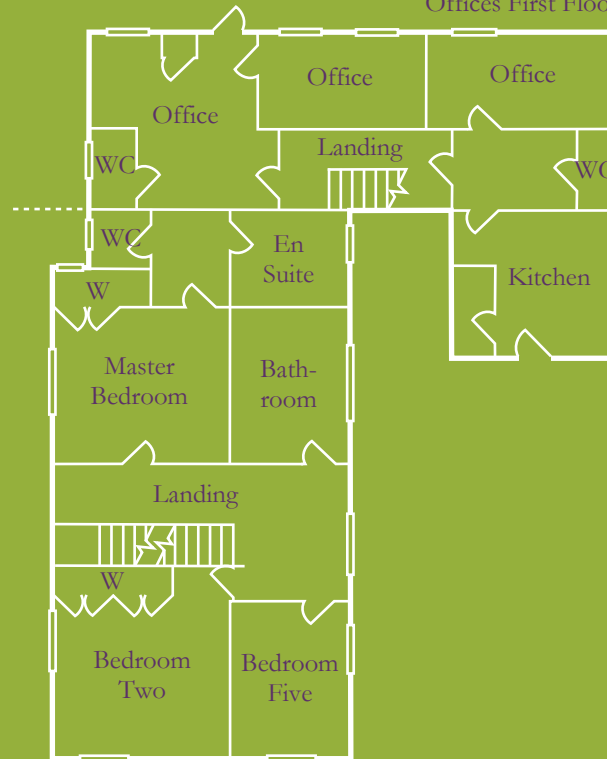


Ground Floor



Lower Ground Floor

Offices First Floor

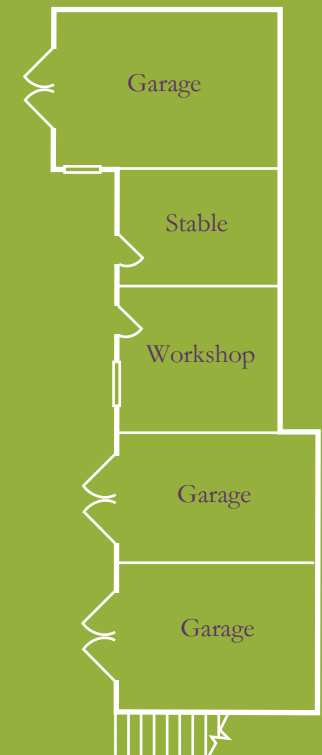


First Floor



Second Floor

Coach House Ground Floor



Coach House
First Floor





Outside & Gardens

From Main Street, a private driveway (shared with one other property) leads to a gated entrance into The Mill House. A rear Courtyard provides ample parking and turning space as well as having access into the offices, outbuildings and to the **Lower Ground Floor Cellar**. Steps rise to a feature oak framed gable porch leading into the **Reception Hall** and gated access opens into the **Formal Gardens** which are laid to regal shaped lawns, stocked borders edged with mature foliage and trees and a feature rockery border. An ornate gate within a character wall leads out onto the woodland and paddock and the millstream can be viewed from a bridge beneath a charming pergola

Land

Accessed from the gardens is an area of private woodland and paddock land which, including the garden and driveway, extends to **Three Acres**

Cellars

To the lower ground floor is a superb cellar comprising five store rooms, presenting an ideal opportunity to convert/remodel to create further living space or for use as storage

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.