



# LOWCROSS MILL

Tilston, Cheshire

**Rickitt**  
Partnership



---

## Grade II mill with land and outbuildings

Grade II listed detached mill ♦ Four bedrooms ♦  
Two reception rooms ♦ Wealth of period features ♦  
Detached garage/proposed annexe/bungalow ♦ Range  
of outbuildings ♦ Beautiful setting ♦ Set within just  
under 19 acres ♦ NO CHAIN

### Description

A former cornmill, believed to date from around 1769, is now a delightful and well presented four bedroomed, two reception room detached house. This Grade II listed home has a wealth of period features including some of the former workings of the mill. There is a detached garage/workshop that has planning to turn it into a detached two bedroom self contained annexe/bungalow. The property has a wide range of outbuildings and is set within just under 19 acres of grounds and fields.

### Upper Ground Floor

#### Dining Hall

Entrance door to front. Open staircase to first floor. Two double glazed windows to rear. Exposed timber ceiling and beams. Two radiators.

#### Sitting Room

Feature fireplace with exposed brick work chimney with beam above, inset wood burner and tiled hearth. Exposed beam and timber ceiling. Double glazed window to front. Large double glazed window to side. Two double glazed windows to rear. Two radiators.





### **Office/Bedroom Four**

Double glazed window to side. Double glazed window to front. Exposed timber ceiling. Radiator.

### **Cloakroom**

Low level WC and hand wash basin. Space for washing machine. Part tiled walls. Oil fired boiler. Double glazed window to side.

### **Lower Ground Floor**

#### **Breakfast Kitchen**

Range of base and wall units with granite work surface above with Belfast style double bowl sink with mixer tap. Floor to near ceiling unit housing fridge/freezer. Integrated Bosch dishwasher. Central island with cupboards and drawers below and granite work surface above. Rangemaster electric range cooker with five gas ring hob above, exposed brick work surround with tiled splash back. Exposed beam and timber ceiling. Door and double glazed window to front. Large double glazed window to side. Two double glazed windows to rear. Built in cupboard. Tiled floor. Radiator.

#### **Wheel House**

Door and double glazed windows either side to rear. Open staircase to first floor. Part exposed sand stone walls. Exposed beams. Timber ceiling. Some of the original cogs and workings of the mill. Tiled floor. Radiator.

### **First Floor Landing**

Double glazed window to rear. Fixed ladder/stair to attic room. Radiator.

#### **Bedroom One**

Large double glazed window and a double glazed window to either side, facing to the side. Exposed beams. Built in wardrobes. Two radiators.





### **Bedroom Two**

Double glazed window to rear. Exposed beam. Built in wardrobe. Radiator.

### **Bedroom Three**

Double glazed window to front. Built in wardrobe. Radiator.

### **Bathroom**

Bath with mixer tap and separate hand held shower head, walk in shower, low level WC and hand wash basin. Part tiled walls. Built in cupboard. Double glazed window to rear. Wall mounted heated towel rail.

### **Second Floor**

#### **Attic Room**

Double glazed window to side. Small cupboard into eaves. Radiator.







## Outside

Detached Garage/Proposed Annexe

At present a detached double garage, with workshop and store rooms. This outbuilding has planning (24/02568/FUL) to convert into a self contained detached two double bedroom bungalow/annexe to the mill.

### Outbuildings

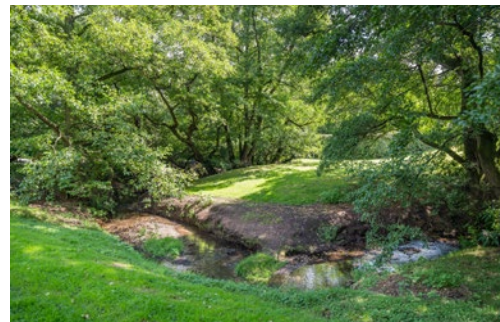
A wide range of timber outbuildings comprising of hay barn/horsebox carport, six looseboxes, tack room and a store room.

### Gardens, Grounds and Land

The house is approached down a sweeping tarmac drive leading to the outbuildings on the righthand side and further down is the mill and detached garage. The property sits in well kept lawned gardens with a small stream running along the opposite side of the driveway. There is a field facing onto the lane. The main land is to the side and behind the property and woodland. The mill comes with just under 19 acres in total.

### Property Information

The council tax is band F. We understand the property is freehold, with mains water, electricity and private drainage connected. Oil fired central heating and hot water. Calor gas for the gas hob. There is a public footpath going across the field facing the lane, which runs down past the mill and behind the field passing the woodland area.

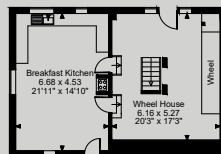
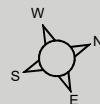




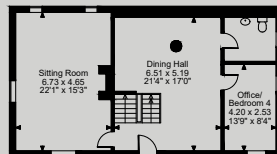


# Floorplans

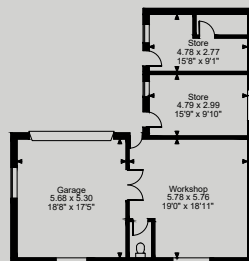
**Lowcross Mill, Lowcross, Tilston**  
**Approximate Gross Internal Area**  
**Main House = 2472 Sq Ft/230 Sq M**  
**Garage/Workshop = 697 Sq Ft/65 Sq M**  
**Outbuildings = 1419 Sq Ft/132 Sq M**  
**Barn = 525 Sq Ft/49 Sq M**  
**Total = 5113 Sq Ft/475 Sq M**



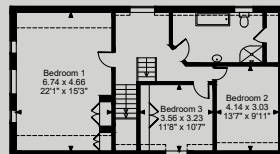
**Lower Ground Floor**



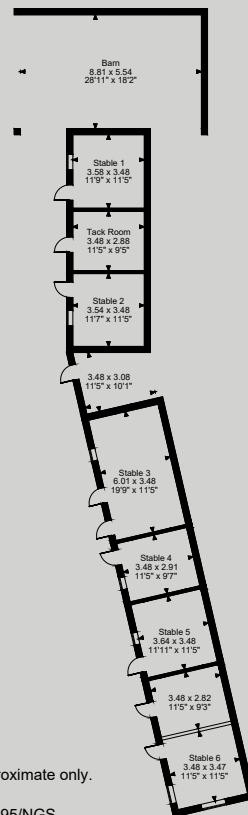
**Upper Ground Floor**



**Second Floor**



**First Floor**



## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8641395/NGS

**Rickitt**  
 Partnership

Tel: 01244 322 322  
 info@rickittpartnership.co.uk

Tel: 020 7839 0888  
[www.rickittpartnership.co.uk](http://www.rickittpartnership.co.uk)

Rickitt Partnership gives notice that these particulars do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where any EPC is held for this property, it is available for inspection at the Chester office by appointment. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. Rickitt Partnership does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. Rickitt Partnership does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.