

The Old Mill



WHITEGATE



THE OLD MILL

Rediscover Rurality

A fusion of heritage, landscape and modern living, discover The Old Mill on the fringes of the Cheshire countryside. Enveloped within two acres of garden and woodland, knitted by a meandering brook, The Old Mill dates to the 15th century and its preserved features echo with that heritage, though it remains reassuringly unlisted.

Once part of the expansive Vale Royal Estate, owned by Lord Delamere, The Old Mill was home to five mills that powered the local economy. Today, traces of the original mill workings are woven into the home, with the marks of where the waterwheel once turned etched into the stone itself. A feature wheel, now part of the home's wall, marks the spot where the original wheel's centre once lay, whilst fragments of another wheel can be spied beneath the waters of the brook that runs through the garden.

Over time, The Old Mill has evolved from a hub of industry to a private residence, though its legacy endures. Monks from the nearby Vale Royal Abbey would walk down to the mill, while the building across the road was once a shippoon, used to house the ponies which would then transport flour from the mill along the Whitegate Way.

Heritage Home for Modern Living

Following its time as a mill, successive owners originally intended to turn it into a boat builder's repair yard, only to fall in love with the space and convert it into the family home it is today.

Tucked away along a cobble set driveway which sweeps alongside the home, arriving at a large parking area to the rear, The Old Mill is a rural idyll, existing as its own microcosm. Trees provide privacy, shelter and shade, releasing a chorus of birdsong upon arrival home. Banked into the land, the large garage runs beneath the lounge (with planning permission in place to convert this area into additional living space, should this be desired). With character resonating from the millstone-adorned retaining walls of the garden setting the scene, inside, more timeless quirks and original features await.





THE OLD MILL

A Warm Welcome

Stepping inside, the entrance hall balances country heritage with a streamlined, contemporary finish, dressed in calming, warm grey shades of Farrow & Ball's skimming stone. Treacly toned beams embellish the ceiling above, harmonising with the handsome carved staircase, rising up to the first-floor gallery landing from the centre of the room. Underfoot, herringbone LVT flooring extends out, flowing through into the kitchen on the right.





Feast Your Eyes

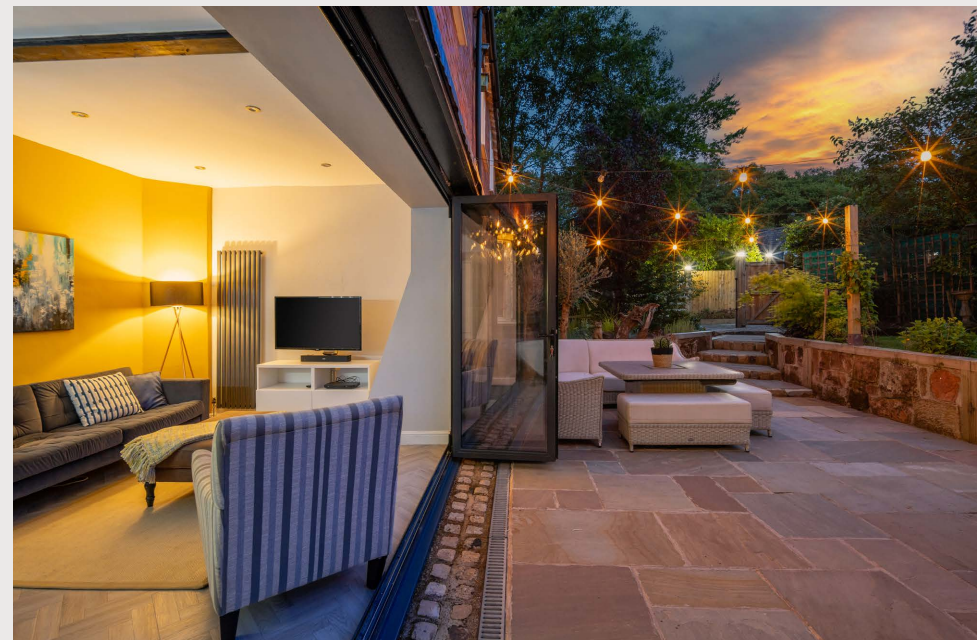
Refurbished in 2022, the kitchen continues the calming palette of soft grey with storage in abundance in the contemporary country cabinetry, paired with white quartz worktops that reflect the natural light pouring in through expansive bifold doors.

At the centre of the kitchen, beneath the glow of pendant lights, the sociable curved-edge island is a natural gathering spot whether hosting summer soirees or sharing a swift breakfast on the go. Above the induction hob, the classic inglenook with an exposed timber beam balances rustic warmth with sleek modern finishes. Appliances include a larder fridge, Neff dishwasher and microwave oven, with the dedicated utility room just downstairs. With an effortless flow, designed with entertaining in mind, bifolding doors open to the garden and outdoor dining area.

Savour the Views

Round the corner, the kitchen continues into a cosy snug whose mustard feature wall adds a playful, modern twist. Perfect for enjoying coffee, with views out across the patio and lush laurel hedge, in the morning, sunlight streams through. By evening, the patio outside basks in golden glow.

Returning to the entrance hall, take in the size of the room, with unique stone architraves above the doors a subtle nod to the origins of the home. Natural light floods in from the large rear window on the stairs, softening the statement features and inviting the greenery in.





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Heart of the Home

Stepping into the lounge on the left, the soaring vaulted ceiling, crisscrossed with exposed beams is an impressive and architecturally striking sight, echoing the home's former life as a working mill. Originally an open room where flour was once stored and loaded onto horse-drawn carts, the lounge has been transformed into a vast yet inviting living space.

Emanating warmth and welcome, the recently installed Swedish Hwam wood burner is automated to regulate its own burn rate, gently heating the room on winter evenings. Around the room, original lintel stones frame former openings, while the wide end window floods the space with daylight. Recently redecorated and fully insulated with Kingspan, this lounge balances comfort and scale and serves as the perfect setting for festive gatherings or relaxed summer evenings.





Flexible Spaces

Across the entrance hall, discover the first of the four bedrooms. Built-in wardrobes provide plenty of storage, with quaint beams and arches. Once a study, this versatile room offers leafy views out to the garden and also features its own shower room en suite.

“It’s a great room for guests and older children, they’ve got their own floor essentially.”

Built into the gentle lilt of the land, stairs lead down from the entrance hall, past the full height window overlooking the trees and driveway, to the lower ground level, a highly versatile space with vast potential for independent living.

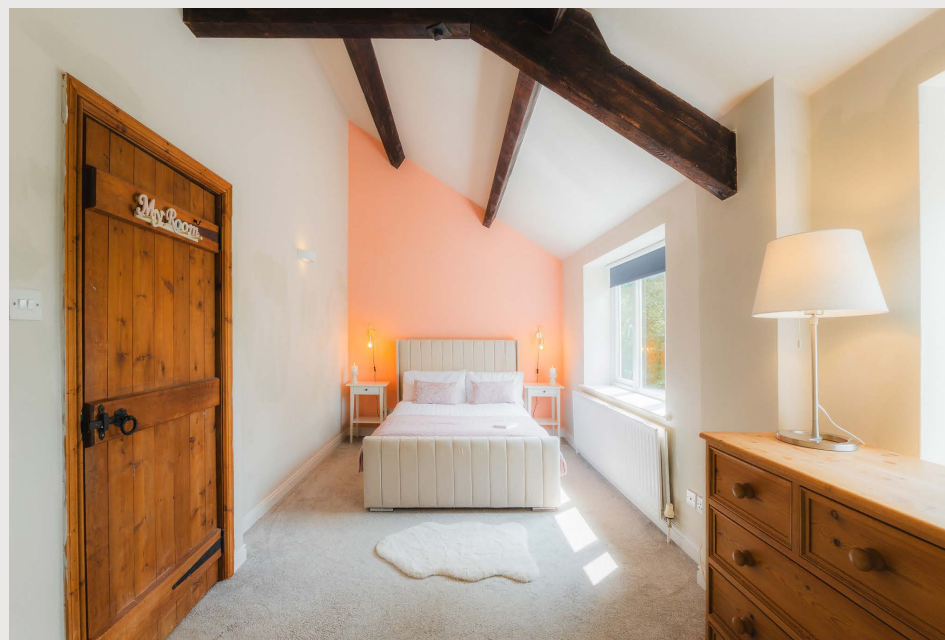
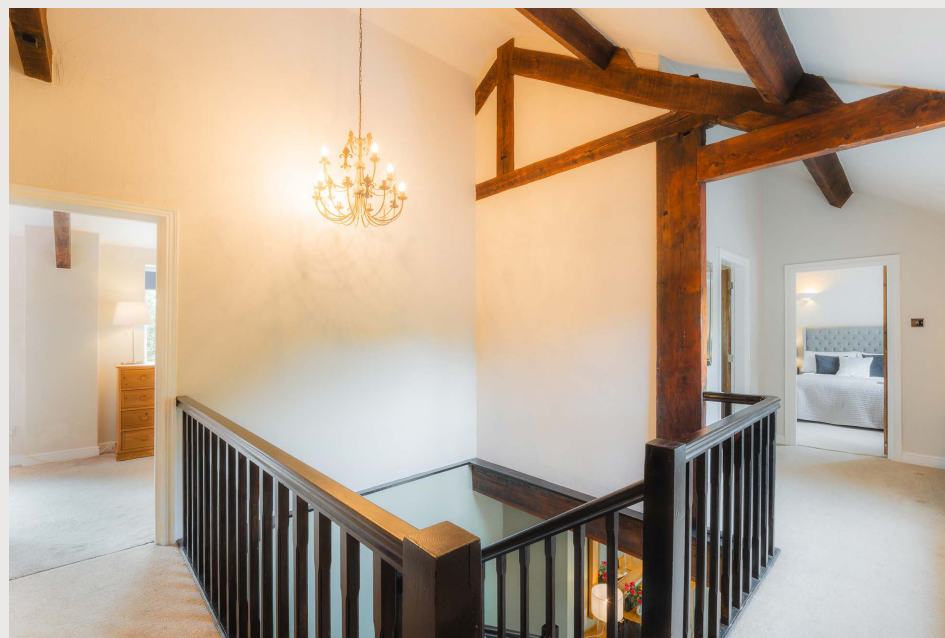




Versatile Living

In tune with its past, characterful features reside within the very stone of The Old Mill, subtle markers of times gone by, as displayed in the cloakroom on the lower level. The oldest part of the home, original walls and stony outcrops are illuminated by inset lighting, celebrating the heritage of the home. A large room, with Saniflo system in place, alongside wash basin and WC, there is scope to install a shower.

Joined by a generous utility room, fitted with handleless cabinetry for storage and stable door outdoor access, alongside a practical storeroom, the lower ground offers fantastic flexibility for use. With the potential (subject to planning) to convert the garage on this level, the lower floor could open up the possibility for a fully self-contained annexe or multi-use living space.



Soak and Sleep

Returning to the ground floor, ascend the stairs to the first-floor gallery landing where beams furnish the vaulted ceiling high above. Refresh in the main family bathroom to the right, again set beneath a soaring ceiling and dressed in soothing, spa-like shades. Fitted within the last five years along with all the bathrooms, soak away the aches in the free-standing bath or begin the day with a refreshing spritz in the shower.

Coming out of the bathroom, on the left, discover the second of the spacious double bedrooms at The Old Mill, where ample storage awaits in the fitted wardrobes. Large windows capture views out over the countryside, whilst beams remain an ever-present sight above.

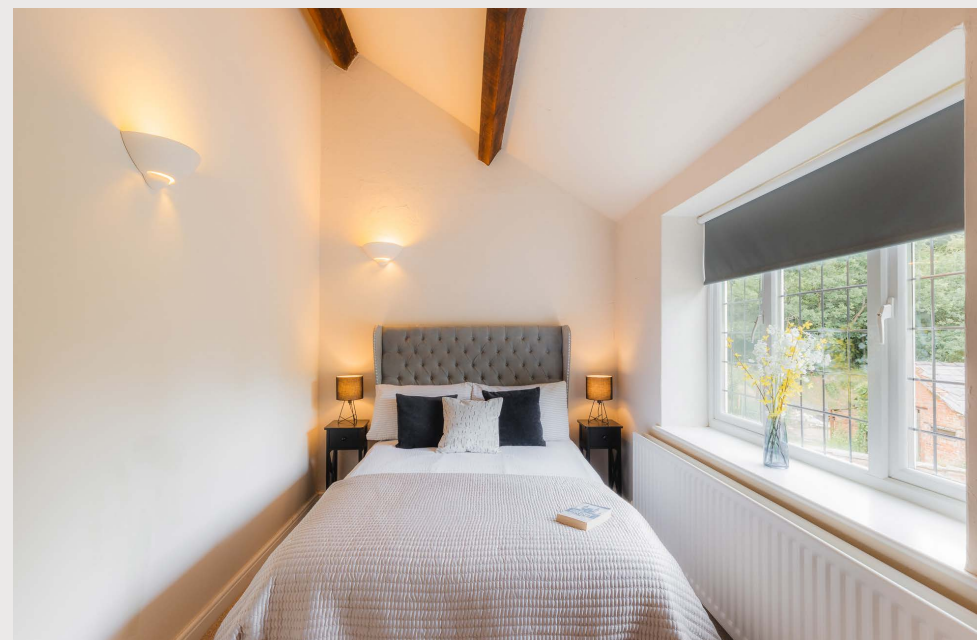


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To the left of the stairs, the main bedroom is an oasis of calm. Superbly sized, there is space to breathe and relax, with a dressing area upon entry and abundant light courtesy of windows to two sides. Above, the vaulted ceiling adds an airy feel, whilst the shower room en suite provides a place to refresh and rejuvenate.

“Waking up to the fields and cows outside, it feels open and calm, with so much space to get ready.”

A third double bedroom tucked away at the end of the landing offers peace and privacy, with a large window framing views out over the garden.





Pocket of Paradise

Outdoors, the garden unfolds, transitioning from the rear patio - once the site of the old mill pond, resting within angled retaining walls built to hold back water, millstones still embedded in the stonework - beyond gravel paths and cobbles to vegetable beds and lawns perfect for children's play.

Beyond the lawn, a weeping willow dips towards the brook that weaves through the grounds, its melodic sound merging with birdsong under the tree canopy. Hunkered down and nestled in a microclimate of its own, the garden attracts buzzards overhead and kingfishers by the brook; a true haven for nature.

Stretching to around two acres, the garden envelops the home, providing space for play, relaxation and even the potential for revenue. Positioned along a quiet a bridlepath, walks unfold on the doorstep. An idyllic setting, there is scope to add a stable block and keep ponies, or to convert the cellar level into an annexe or standalone accommodation. Whether kept as a private haven or shared as a destination, The Old Mill with its lush grounds holds nature and business potential in equal measure.



Out and About

Surrounded by trees and wrapped up in local history, The Old Mill is a home set apart within its own bubble, yet also blends seclusion with connection. Tucked on the edge of Winsford, with its range of shops and amenities, The Old Mill sits just minutes from the River Weaver and the Whitegate Way; perfect for daily walks and weekend loops to Vale Royal Abbey, with easy access to the bridlepath that runs past the gate.

With gates at both the front and rear of the home, outdoor living begins at the doorstep, perfect for dog walks and peaceful morning strolls down to the riverside. Also positioned beside Vale Royal Golf Course, leisure opportunities abound close by.

Ideal for families, just a short distance from Whitegate Primary School, further afield, Hartford offers a selection of respected primary and secondary schools, including Hartford High and the independent Grange School.

Call in at local pub The Plough, known for its warm welcome and good food, and get to know the locals. Everyday essentials are also within easy reach

with the nearby villages of Hartford, Cuddington, Malpas and Northwich all offering shopping, schools and healthcare services. Commuting is convenient, with Chester, Manchester and Liverpool all reachable in around 30 minutes.

A home that resonates with history, comfort, versatility and potential, all enveloped in two acres of oasis-like outdoor space; rural, yet not remote, The Old Mill balances the best of both worlds.



Groceries?

There are a selection of shops in nearby Hartford or Winsford



A walk?

The Bridle Way connected to the drive, leading you into the fields with links to the Whitegate Way. Alternatively, the gate at the end of the garden leads you to the River Weaver within 5 minutes.



A bite to eat?

Pesto at Cabbage Hall, Cotebrook



A pub?

The Plough, Whitegate



A day out with the family?

Chester, Liverpool or Manchester - all accessible via A556 or local trains



Schools?

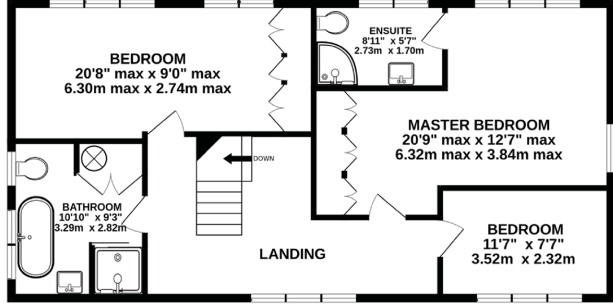
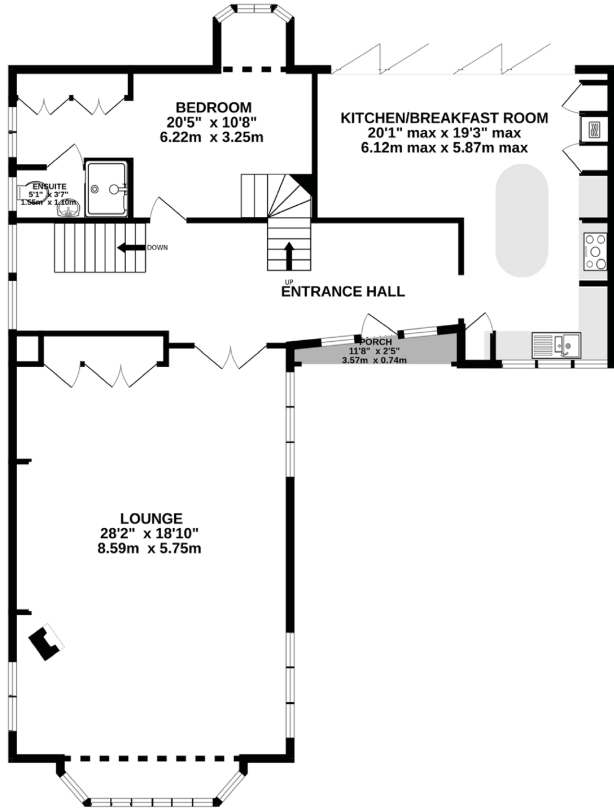
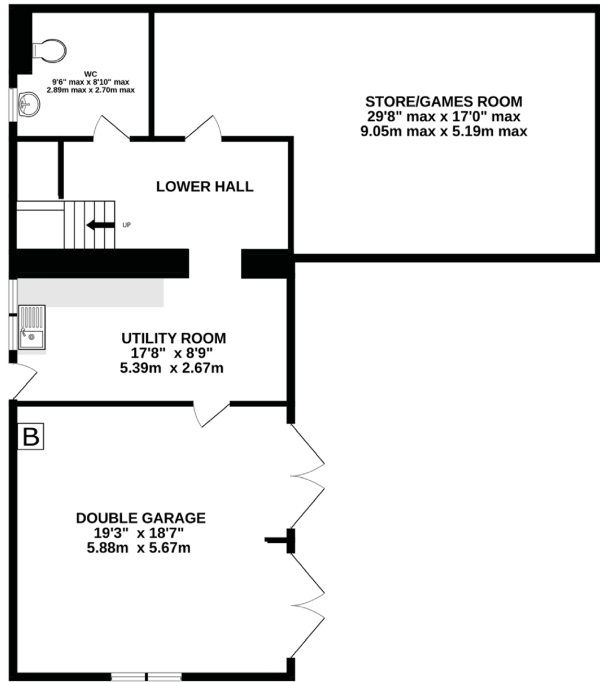
Whitegate Primary School



LOWER GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.

GROUND FLOOR
1365 sq.ft. (126.8 sq.m.) approx.

1ST FLOOR
824 sq.ft. (76.5 sq.m.) approx.



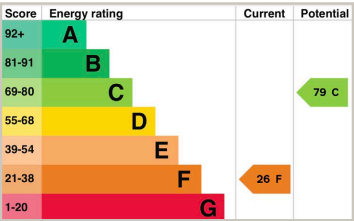
TOTAL FLOOR AREA: 3389 sq.ft. (315 sq.m.) approx.
EXCLUDING DOUBLE GARAGE: 3028 sq.ft. (281 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key Features

- A home that resonates with history, comfort, versatility and potential
- Once home to five mills, there are traces of the original mill workings woven into the home
- Enveloped within two acres of garden and woodland, with a stream at the bottom of the garden
- 3028 square feet of internal living space, plus double garage
- Contemporary kitchen space with bi-folds out to a landscaped sunny patio terrace
- 4 bedrooms, 3 bathrooms
- Short walk to the River Weaver with miles of walking and cycling routes
- Easy access to local amenities, top schools and transport / commuter links

See Ian's
Video
Tour



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