



STOCKTON MILL
MARTON | WELSHPOOL | SY21 8JL



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Welshpool 6.5 miles | Shrewsbury 20.5 miles

(all mileages are approximate)

STOCKTON MILL IS AN INCREDIBLY IMPRESSIVE AND SUBSTANTIAL FAMILY HOME, THAT IS LOCATED IN THE MOST IDYLIC OF LOCATIONS. THE PROPERTY IS SET IN OVER 3 ACRES OF GARDENS AND GROUNDS WITH A BEAUTIFULLY CONVERTED GRADE II TWO BEDROOM MILL COTTAGE. THE ACCOMMODATION AND POSITION ARE WHAT MAKES IT A TRULY SPECIAL PROPERTY WITH WONDERFULLY PROPORTIONED ROOMS THROUGHOUT AND STUNNING PANORAMIC COUNTRYSIDE VIEWS WHILST BORDERING THE RIVER CAMLAD.

Built in 1989 with wonderfully well laid out, spacious accommodation for the modern family
Eco friendly with solar and ground source heating having been added for the main house. Water source for the Cottage.

Superb expansive entertaining and living space

Long private driveway

The most beautiful, landscaped gardens

Grade II listed Mill Cottage has been converted into a three storey, two-bedroom holiday let



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What 3 words - [///prospered.marketing.stockpile](http://prospered.marketing.stockpile)

SITUATION

Stockton Mill occupies an enviable position, on the Shropshire side of the Welsh Marshes, 17.5 miles South West of Shrewsbury. Nearby Welshpool sits in the upper reaches of the Severn Valley and is surrounded by the rolling hills of Montgomeryshire and the glorious unspoilt countryside of mid-Wales. This picturesque market town provides an excellent range of local amenities as well as a number of restaurants, local inns and cafés.

Primary schools are available in the local area including Chirbury, Worthen and Leighton. Secondary schools in both the private and state sectors can be found at Bishops Castle, Pontesbury, Shrewsbury and Oswestry.

Road access is available to the north via the A483 to Welshpool and Oswestry and South East via the A489/A49 to Ludlow. A local rail service can be found at Welshpool and connects to intercity services at Shrewsbury and Birmingham.

Delightful walks and cycle rides are on your doorstep with Offas Dyke close by. There is plenty to do and see in this lovely area on the borders between Wales and Shropshire with market towns, castles and delightful country pubs all within easy reach. The popular village of Marton, which lies on the Montgomeryshire/Shropshire border is 1.5 miles away and offers a village shop and a renowned pub. Historic Montgomery is within five miles, Welshpool six miles, and Shrewsbury within 25 minutes' drive. Nearby attractions include the stunning Powis Castle and Gardens, the beautiful series of gardens at Glansevern Hall and the Montgomery Canal, which runs close to Welshpool. Shropshire attractions include the majestic Stiperstones and many Areas of Outstanding Natural Beauty.



DESCRIPTION

The site of Stockton Mill was formerly a working mill fed by the River Camlad. The original mill workings are still in place and that part of the property has been converted to secondary accommodation, currently used as a three-storey holiday cottage. Although these are separate to the main property which was built in 1989 and now provides an incredibly impressive and beautiful country residence.

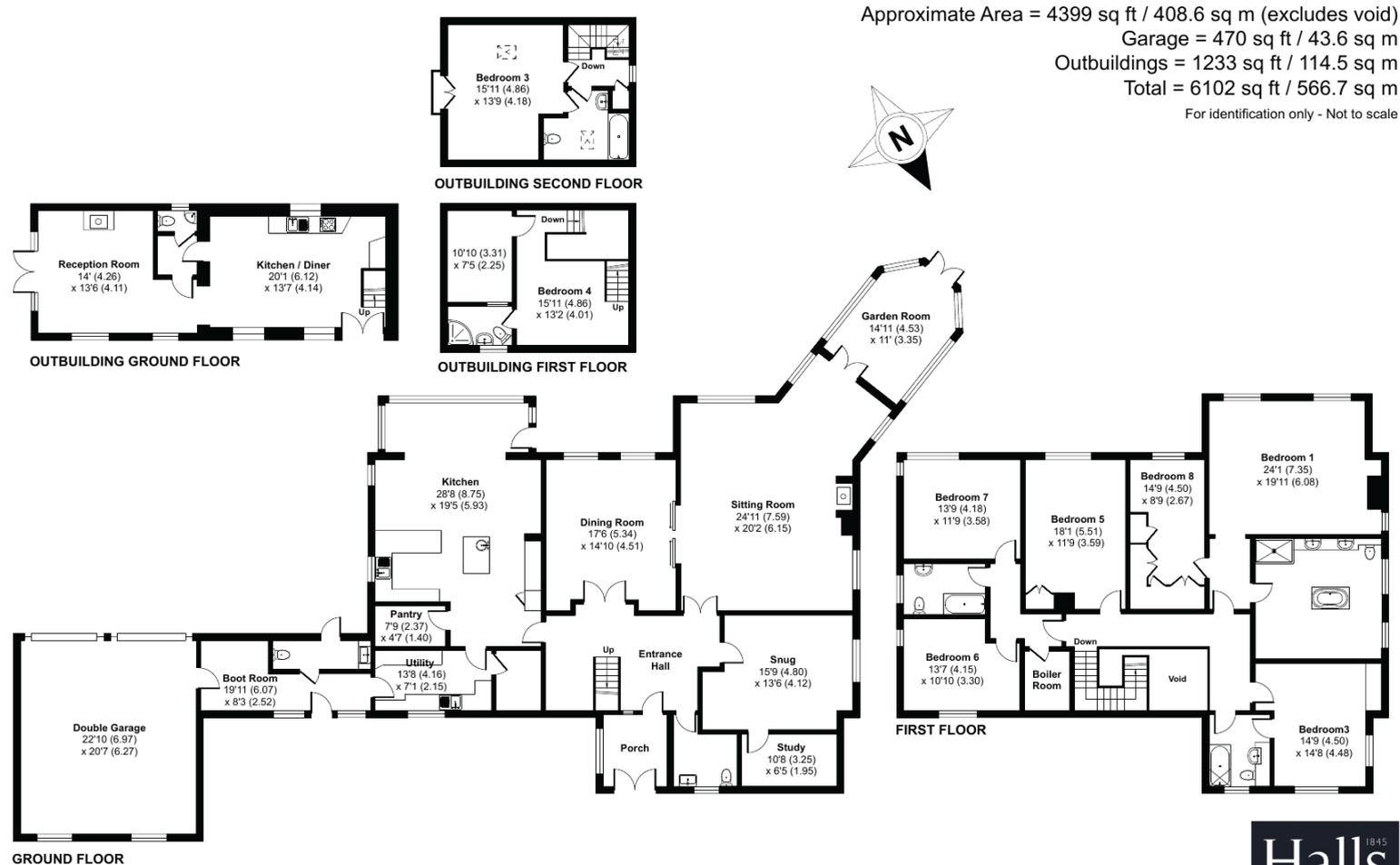
The property has the benefit of ground source heating, solar and thermal and also water source heating. A portico entrance opens into an impressive reception hall with part panelled walls, a galleried landing and access to the principal reception rooms.

The drawing room is a wonderful and grand space which has a Charnwood wood log burner with an ornate marble surround fireplace and there are views out to the gardens as well as access to the garden room, which has panoramic views of the gardens. Pocket doors from the drawing room give access to the dining room; this open plan option makes these rooms ideal for entertaining. A separate sitting room/snug also has views over the gardens and gives access to the study.

The kitchen/breakfast/family room is a fabulous space and the hub of the house and has been extended to create a substantial everyday living area. Fitted with a range of units and a central island, the kitchen benefits from an oil-fired Aga. There is a useful pantry and a large seating/ dining area which makes the most of the wonderful views over the gardens. Access out to the terrace is also available here. Further space for appliances can be found in the adjoining utility room and boiler room.

To the first floor there are five bedrooms, with the principal bedroom being particularly impressive as it benefits from its own dressing room where there is substantial wardrobe space and also a sizeable en-suite bathroom, with a

centrally positioned Jacuzzi bath and separate walk-in shower. Bedroom 2 benefits from an ensuite bathroom, while the remaining bedrooms are served by the family bathroom.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1267232



THE MILL COTTAGE

The Mill Cottage offers wonderful secondary accommodation, and this Grade II listed property is immaculately presented throughout. The cottage has been sympathetically and lovingly restored to a high standard with the impressive old mill workings retained as its centre piece, rising through the cottage.

The property has a huge amount of charm and character and boasts an abundance of exposed beams, oak doors and frames and a winding staircase, flagged floors and sloping ceilings.

Set over three floors, the cottage has lovely countryside views from the second-floor bedroom. On the ground floor there is a fully equipped country-style kitchen with dining area, with the old mill workings cleverly displayed. Beyond is the spacious and light sitting room with a woodburning stove and French doors leading to the private garden.

On the first floor the twin room has an en-suite shower room and on the second floor is the spacious double room with king-size bed and Juliet balcony, low ceilings and character beams and Jack-and-Jill access to a bathroom.

To the rear of the cottage is the private lawned garden and patio area, beyond which there is access to the river where you can spot for kingfishers and other wildlife.

The garden is enclosed by fencing and hedges and is a secluded spot for enjoying the peace and tranquillity with the river gurgling in the background. An interesting feature of the Old Mill is that it is heated with a modern, eco-friendly heat-pump, which takes heat from the nearby river. This provides underfloor heating on all floors, and hot water for the whole house, a modern twist on its earlier heritage.





GARDENS AND OUTSIDE

Stockton Mill is approached via a long sweeping driveway which provides parking to the front and side of the house. The property is set within approximately 3.16 acres and has been beautifully landscaped to make the most of the picturesque setting. Predominantly laid to lawn, there is a range of mature trees and flower beds along with two ponds and a tree house.

The River Camlad runs along the bottom of the garden and borders open countryside. There is a paved terrace to the rear of the house, providing an ideal seating area for Alfresco entertaining.



GENERAL REMARKS

FIXTURES AND FITTINGS

By separate negotiation.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

SERVICES

The property has the benefit of ground source heating, solar, thermal and also water source heating.

Mains electricity and water. Private drainage to a complete sewage treatment plant. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'G' on the Shropshire Council Register.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ.

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IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
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5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.

6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



