



1 MILL HOUSE

PEPLOW | MARKET DRAYTON | TF9 3JS

Halls 1845



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Telford 12.7 miles | Shrewsbury 17.1 miles
(all mileages are approximate)

AN ATTRACTIVE PERIOD FAMILY HOME THAT HAS BEEN UPDATED AND
EXTENDED, SITUATED IN AN INCREDIBLY IDYLIC LOCATION BACKING
ONTO THE RIVER.

Period home
Updated and extended
Superb living accommodation
Detached home office/gym
Beautiful gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

Heading from Ternhill and at the roundabout with the A41, proceed straight over on the A53 signposted Shrewsbury. At the next roundabout take the left hand turn on to the A442 signposted Telford, before taking a left hand turn signposted Peplow. Turn right, continue past Peplow Hall to your left and take the next left turn down a no through road where the property can be found towards the end of the road on the left hand side.

SITUATION

Peplow is a small hamlet located approximately 13 miles north east of Shrewsbury. There are a number of towns accessible for amenities, theatres, restaurants and recreational facilities, as well as a number of good schools in both the private and public sector.

Transportation links are also good with access to the M6 and M54, a high speed rail link from Stafford to London Euston (about 1hr 20mins) and a number of international airports such as Birmingham, Liverpool and Manchester.

PROPERTY

Mill House is a beautiful period family home that has been sympathetically updated and extended by the current owners. The property offers spacious living accommodation downstairs, that includes two large reception rooms and a lovely kitchen/dining room that is centrally positioned. There are three double bedrooms, one of which has an en-suite shower room/dressing room and a family bathroom.

Mill House is accessed through a stable door, that leads into the porch and reception hall beyond that has grey flagstone tiles and doors either side with the staircase leading to the first floor. To the left is the sitting room that has hardwood flooring, exposed ceiling beams a fireplace with a log-burner.



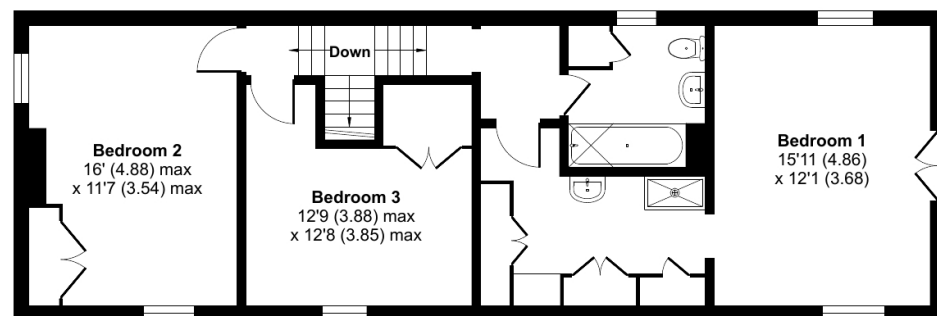
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1340251

The kitchen/dining room is also located off the hallway and provides navy wooden wall and floor units with granite worktops, a Rangemaster cooker, fridge/freezer, wine fridge, corner pantry cupboard, Belfast sink, wooden shelving with underlighting, flagstone tiles, exposed wooden beams, and the original stable door. Beyond the kitchen is a superb family room that has bi-fold doors leading to the gardens and offering river views.

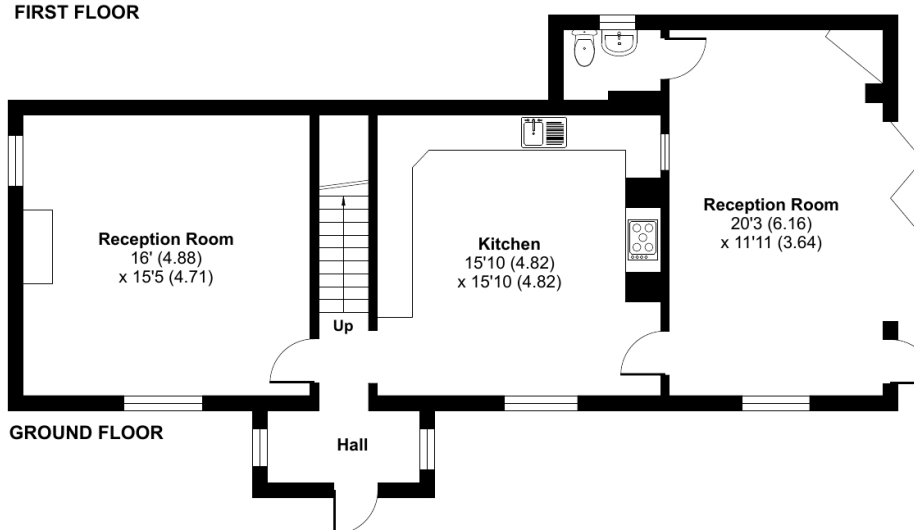
There is a Clearview stove in the corner and WC located also on the ground floor.

A staircase leads to the split landing on the first floor where there is the principal bedroom with French doors opening to a Juliet balcony, offering stunning views overlooking the gardens and river, this room also has a dressing area and en-suite shower. There are two further double bedrooms that are served by the family bathroom.

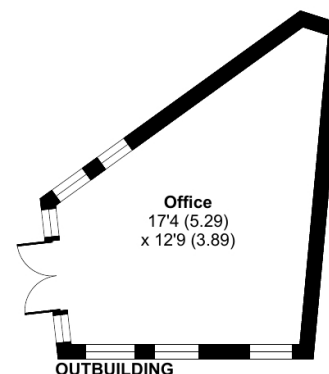
Approximate Area = 1669 sq ft / 155 sq m
Outbuilding = 184 sq ft / 17 sq m
Total = 1853 sq ft / 172 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING





HOME OFFICE/GYM/GAMES ROOM

Sat on a raised decked area is a superb modern outbuilding that is currently used as a home office. There is electricity to the building that has air conditioning and heating internally. An incredibly useful and flexible building.

OUTSIDE

The outside is a particular feature of this beautiful home with lovely wrap-around gardens that are mostly laid to lawn with a decked area overlooking the water. There is gated access to the river, half of which is included in the title plan along with fishing rights. To the front there is a walled garden with wrought iron gate and paved walkway to the front door. A log store area and the oil tank are located to the rear of the property and an electric car charging point mounted to the front wall.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – E



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.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



