



21 Albion Mill Albion Street

Leek, Staffordshire, ST13 5NT

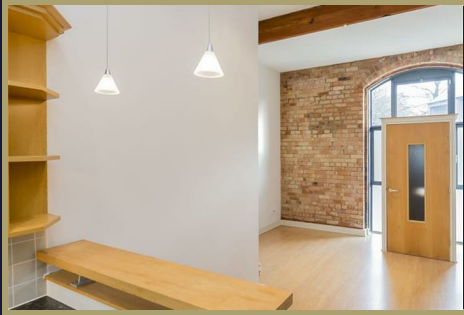
Offers in excess of £200,000



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A wonderful four bedroom contemporary home which is a fine example of the conversion of the former grade II listed mill, developed and designed by renowned local architect Chris Taylor, forming part of the prestigious mews development set out over three floors and situated in the heart of the historic market town of Leek .

The development had the enthusiasm to employ high quality design and to deliver a high standard of development through design of the external fabric and landscaping whilst respecting and maintaining the heritage value of the industrial mills.

The accommodation is most versatile to suit the majority of buyers needs by providing flexible living/bedroom space. Finished to an exacting standard with a high specification of fixture and fittings that enhance the character retained throughout the property.

The accommodation is designed over three storeys and includes; Entrance porch, cloakroom, spacious open plan kitchen and living space which is ideal for entertaining with a breakfast bar dividing the two spaces. The lounge area has engineered wooden flooring and a feature exposed brick wall. The kitchen is fitted with a range of wall and base units with work surfaces over and integrated appliances. Access is gained into the rear inner hallway which provides access to the rear enclosed courtyard area and stairs lead up to the first floor accommodation.

On the first floor the landing leads into a double bedroom, which could be used as living space and has a door leading out to a balcony, perfect for sitting out in the summer months. There is another double bedroom on this floor with an exposed feature brick wall.

The second floor landing leads to two further bedrooms. The bedroom to the rear has a useful Mezzanine Gallery area which could be ideally used as a study area or an occasional bedroom. The bedrooms are served by an additional bathroom on this floor.

Outside there is an enclosed courtyard area and off road parking.

The property would make an ideal main home or even second home with no chain involved so a quicker completion is possible.

The Development

Set in the heart of Leek's historic Mill Quarter, and within easy distance of all Town Centre facilities, Albion Mill is believed to be the town's first purpose-built silk mill.

Constructed in two phases, the 1820 block clearly expresses elegant Georgian grandeur, whereas the follow-on extension of 1887 has all the boldness and decorative detail of the high Victorian age.

Now designated a Listed Building of special historic and architectural importance, Albion Mill sits within a conservation area, a popular and genteel residential

neighbourhood of 19th century weavers' cottages, and grander Edwardian mill owners' houses.

The property sits within the 1887 building and fronts Albion Street, with enclosed private garden space and allocated parking.

Albion Mill provides a life style-choice: an exciting integration of contemporary design and historic building elements, with great attention to the beauty and fascination of careful detailing and good craftsmanship and more – a flexibility to live in the house as you choose.

Developed to a high specification the radical conversion, going back to the brickwork envelope, has ensured all elements are to a high design standard and in accordance with modern building standards.

Open Plan Living Space

17'05 x 12'10 (5.31m x 3.91m)

The Lounge is open plan in design with the kitchen, divided by a feature breakfast bar area. The lounge has a feature exposed brick feature wall with full length windows letting the natural light stream through into the living area. A external door leads out to the front lobby area with the main access door. The flooring in the lounge is engineered oak, feature inset spotlighting and exposed beam to the ceiling.

Kitchen

12'06 x 7'03 (3.81m x 2.21m)

Open plan in design with the lounge area but is clearly sectioned off with a breakfast bar area with feature pendant lights over.

The kitchen is fitted with a range of wall and base units and worksurfaces over, feature lighting, integrated electric oven and gas hob with extractor hood over, plumbing for washing machine, space for fridge and dishwasher, part tiled walls, stainless steel sink unit with drainer, breakfast bar area, inset spotlights, radiator, exposed beam to ceiling. Door leading into the cloakroom and access to the rear inner hall which has a door leading to the rear enclosed courtyard area and stairs leading up to the first floor accommodation.

Cloakroom

Fitted with a suite; W.C. wash hand basin, tiled flooring, wall light, fitted mirror.

First Floor Accommodation

Access to two bedrooms and stairs leading up to the second floor accommodation.

Bedroom

11'06 x 12'10 (3.51m x 3.91m)

Full length door leading out to a balcony which is fabulous to sit out in the warmer months. Fitted carpet, radiator, wall spotlights.

Bedroom

11'02 x 10'10 (3.40m x 3.30m)

Radiator, fitted carpet, window, feature exposed brick work to one wall and inset spotlights.

Second Floor Accommodation

Fitted carpet, access into two bedrooms and bathroom.

Bedroom

10'10 x 10'10 (3.30m x 3.30m)

Fitted carpet, window to the rear aspect, wall spot lights, radiator and ladder providing access to:

Mezzanine Bed Deck

9' 6" x 11' 2" (2.90m x 3.40m)

Mezzanine Gallery - a great study area or an occasional bed-space. Housing the gas central heating boiler.

Bedroom

11'06 x 7'10 (3.51m x 2.39m)

Feature arch style window with skylight window. Exposed brick wall, fitted carpet, radiator, inset spotlights.

Bathroom

Fitted with a bathroom suite which comprises: Bath, vanity wash hand basin, fitted mirror, shelving, shaver point, tiled flooring, inset spotlight, ceiling light, extractor fan, feature wooden panelling.

Outside

Enclosed courtyard area, ideal for low maintenance and outside entertaining area. There is a small panting bed. Allocated parking space.

Agents Notes

All main services connected

Freehold

No chain

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for

general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Location

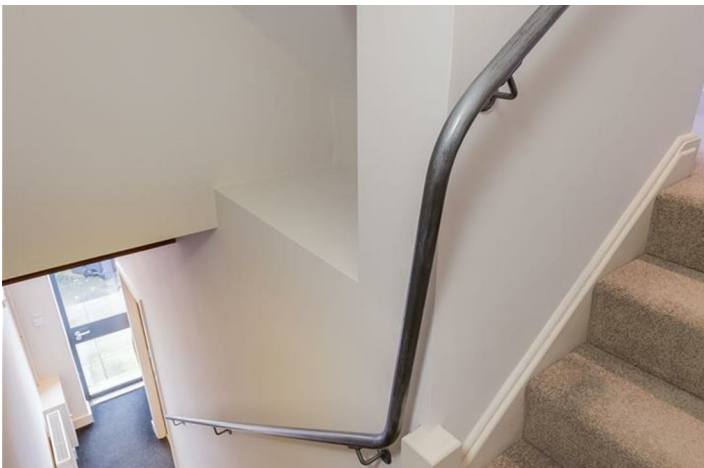
Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages



Road Map



Hybrid Map



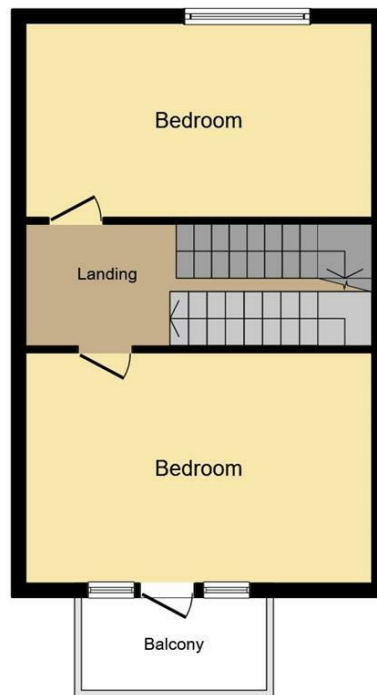
Terrain Map



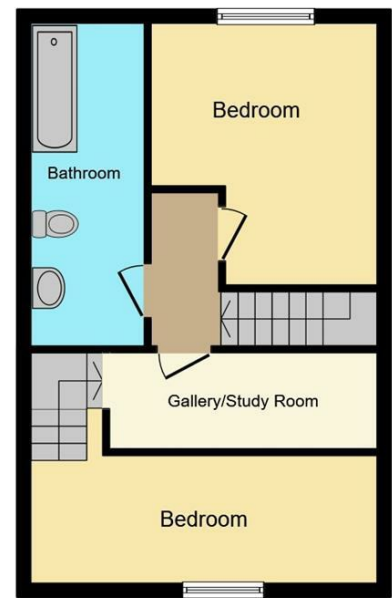
Floor Plan



Ground Floor



First Floor



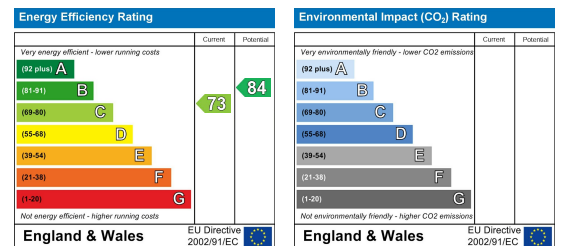
Second Floor

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Viewing

Please contact us on 01538 381 772/ 01782 901 088/ 07854643365 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk