



Old Mill House
Mill Lane | Burton | Neston | Wirral | CH64 5TD

FINE & COUNTRY

OLD MILL HOUSE





KEY FEATURES

An exceptional opportunity to purchase a property with a vast amount of potential which hasn't been on the market in over 60 years. This eight bedroom home has an indoor swimming pool, and a useful outbuilding includes a one bedroom annexe, carports, garaging, an office and workspace. All set in over two acres of grounds including garden, vegetable garden, former tennis court and woodland.

A Rare Gem in The Wirral: Your Dream Home Awaits

Nestled in the Wirral, surrounded by the enchanting National Trust Burton Woods, lies a truly unique and rare offering: Old Mill House offers an unparalleled lifestyle of tranquillity and adventure. Imagine waking up to the symphony of birdsong, with the serene beauty of nature right at your doorstep, yet in easy reach of Chester, Liverpool and Manchester.

A Rich History, A Promising Future

Dating back to the 1700s, Old Mill House was originally a miller's house, constructed from enduring sandstone. It was thoughtfully extended in 1774 and again in the 1960s by the family of the current owners, who sought to create their perfect family haven. Today, this historic residence offers

exceptional potential for you to bring your own vision to life.

Endless Possibilities: Space and Style in Abundance

Step inside and be captivated by the scale and charm that define Old Mill House. The standout feature is undoubtedly the Pool Room and Entertainment Area, where a heated indoor swimming pool invites year-round enjoyment. Imagine hosting unforgettable gatherings on the unique, descending maple dance floor, surrounded by bespoke ceramic artwork by Powells of Denbigh. This is a space where memories are made.

Throughout the home, character and features abound. From the exposed sandstone elements and exquisite parquet flooring to the rustic beams and inviting open fireplaces. The accommodation is both generous and versatile, including a welcoming Reception Hall, a Kitchen breakfast room, a cozy Living Room, a formal Dining Room, and eight bedrooms. The master suite boasts an Ensuite and Dressing Room, while additional Bathrooms and a Shower Room ensure comfort for all.



















SELLER INSIGHT

“ “ **Why was the property purchased?**

“The family home was purchased in around 1960. Mr & Mrs B and three children. At the time the move was considered extreme. Moving to the isolation of the Wirral countryside. Limited bus service, schooling and the nearness of friends. However, Mr B was an aspiring accountant and businessman who would be described - in due time - successful and wealthy. With additional children (eventually arriving at six) it was actioned that Old Mill House would be expanded to accommodate the expanding family. The property in its early form was basic with the usual problems associated with countryside properties. Poor water supply with lead pipes weaving through Burton Woods to give a meagre pressure. However, the space around the home was a children's adventure playground. The outbuildings, with stables and lofts stimulated and offered a rich environment for young children. The house was situated in roughly two acres of garden and woodland. The woodland of the property was surrounded by the National Trust Burton Woods. A mature wood of mainly Scots pine, oak, sycamore and chestnut. Much of the local sandstone building material for homes and walls was quarried in Burton Woods.”

What can you tell us about the property and its history?

“The Old Mill is situated on the high point of Burton Woods and is positioned to the north of the property. Looking out towards the River Dee estuary. It is highly likely that this vantage point has been in use as a windmill site for ages. Burton is named in the Domesday Book and there is certainly reference to the miller in 1586. The mill being a peg mill. (a circular sandstone base with wooden structure holding the sails - that can be directed towards the wind direction). The oldest part of Old Mill House is the sandstone north side of the property built low into the side of the hill slope. The upstairs area was the miller's home - livestock and milking parlour were underneath. Around 1774 the property was enlarged and was named Mill Farm. Local paintings of that time show an area of pasture with minimal woodland surround. It was probably at this time that the outbuildings were constructed including a three bay stable, loft and building for chicken farming.”

How has the property evolved over the years?

“Around 1968 an architect (Tom Harker) was engaged to redesign and bring the building and its function up to date. The builders Mowlem were commissioned to do the work. Old reclaimed bricks were to be used in its construction as well as traditional slates for roofing. The older part of the house was restructured and the new part - an additional wing would add three more bedrooms, one en-suite bathroom and changing room plus one more bathroom. Downstairs would be given over to a swimming pool, changing room, power room and filter room.

A unique feature would be a suspended floor to cover the swimming pool for recreation and function use. A substantial structure with a maple floor. Lifting by winch (as per ship hatch method). The new build would upgrade the water supply. The electricity power line would be three phase.

The build took over a year to complete. The drive would be extended and a turning circle would be constructed. The gardens were extensively reworked with shrubby plants and young trees being incorporated. At this time no alterations were carried out on the outbuildings.”

What is the surrounding area like?

“The children attended local schools in Hooton, Upton and Chester. At home the local area was good to explore. The Woods extending towards neighbouring Haddon Woods. Swing ropes, dens and tree houses were our playful retreats. Garden parties, tennis, cycling and swimming pool games were much appreciated.

The village of Burton and the surrounding area included old quarries, fishing near Puddington and wildlife of the Dee marshes. At home red squirrels, birds of prey and our own pets kept our interest. Friends with the nearby farmers and their families meant that there was much to do during our holidays.”

What's special about this home?

“The home is surrounded by unspoilt Burton Woods a unique and beautiful space on the Wirral peninsula. Main cities nearby include Liverpool, Birkenhead and Chester.

On the west coast the Irish Sea fills the estuaries of the rivers Mersey and Dee. Beaches at West Kirby, Hoylake and New Brighton are excellent spaces for sailing, fishing and family fun days. There is a good walking area around Bidston and Thurston. The site looks out over the Dee towards North Wales - with easy drives along the Welsh coast leading to Anglesey, Denbigh Moors and Snowdonia. Inland roads lead to Cheshire and the Roman city of Chester. There is nothing to compare with the location and size of the Old Mill House property.”

Who would want to live at Old Mill House?

“It must be stated that the property was and is the creation of one family that saw its transformation from the beginning with specific needs. For the family this has been the case for 60 years. With little alteration from conception, it has now completed its cycle. It is a site that holds within it huge potential for the next generation. Its value is held in the imaginative ability of a new owner. It would

suit a family with a passion for creative ownership with an interest in flora and fauna. Development of the cultivated gardens and the stewardship of the natural surrounding woodlands. There is much that could be achieved to make considerable savings on energy costs. The layout of the roof and the surrounding garden space lends itself towards generation of electricity by solar and wind turbine. Ground source heat and/or sand battery is also a real possibility.

Yes the house is and will be missed but for this family we must retire and take our treasured memories with us. It is a home that has been loved and it is our hope that this home will be repurposed and loved by new owners. It is anticipated that future creative building will be imaginative and radical.”

Your best memories?

“The six children had the use of this home through all our formative ages. There was space to play and to entertain friends. It could be a busy lively place or quiet reflective space allowing for peaceful personal growth. The pool was a much-used facility, being indoor and heated it was a useful resource - coming into its own one particular New Year's Eve party with the revellers singing *auld lang syne* - trying to stay afloat in the deep end! During the years many family events were held on the floor covering the pool.

What is Burton Village and the surrounding area like?

“In recent years there has been a healthy resurgence of village community life.

The village has a CofE church - St Nicolas. The RC church St Winefrids is in Neston.

Local primary schools in Burton and Neston. The local secondary school is Neston High School - deemed outstanding. There are a number of highly regarded secondary schools in the Wirral and Chester. The Gladstone village hall can be used for functions. The area behind has a cricket field and tennis courts. Burton Manor is open to the public. Having attractive gardens, a restaurant and newly built homes. Walks can take in Hampsons Well, the RSPB reserve stretching from Burton to Puddington and down to the marshes. Nearby is the Liverpool University gardens of Ness Gardens and the University veterinary department of Leahurst. A local saddlery across the road from Ness Gardens. Regional airport of Liverpool and a motorway connection with Manchester airport (both about 40 min drive).”













A Garden Paradise: Your Private Sanctuary

The landscaped gardens and grounds of Old Mill House are a true horticultural delight. Explore distinct areas, each with its own unique character. The vegetable and fruit garden, complete with a 40-foot greenhouse, promises bountiful harvests. The upper lawn, once a tennis court, offers a perfect space for outdoor activities, while the rear lawns, adorned with well-stocked beds and borders, provide a serene retreat. The mature, mixed woodland wraps around the gardens, seamlessly blending with the adjacent Burton Woods, creating a haven for wildlife and outdoor enthusiasts.

Versatility and Convenience: Outbuildings and Annexe

Old Mill House offers more than just a beautiful main residence. The former stables and coach house have been converted into versatile office space, garaging, and storage. Additionally, a self-contained, one bedroom annexe apartment provides the perfect solution for guests, extended family, or even a potential rental opportunity.

A Hidden Gem with Unmatched Accessibility

Despite its secluded and tranquil setting, Old Mill House is conveniently located above the picturesque village of Burton. Excellent access to Chester, Liverpool, and Manchester ensures that you are never far from the vibrant amenities and cultural attractions these cities offer. Outstanding schooling options, both locally and regionally, make this an ideal home for families seeking the best in education.

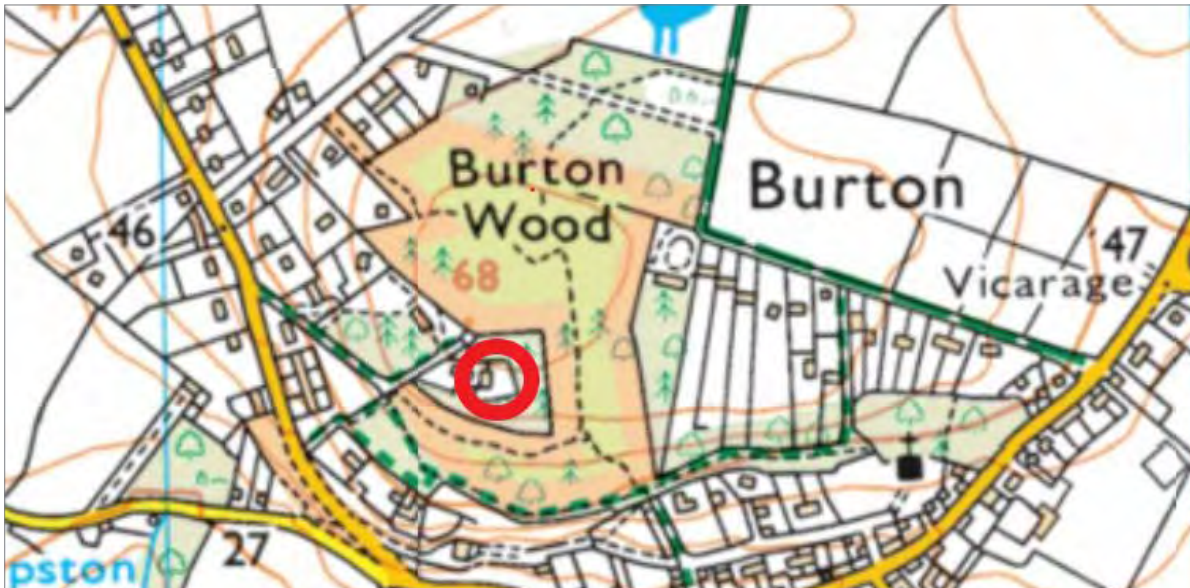
Your Dream Home Awaits

Old Mill House is more than just a property; it is a lifestyle. A place where history and nature coexist harmoniously. This is your opportunity to own a piece of history, to create a home that reflects your unique vision. Don't miss the chance to make Old Mill House your forever home. Contact us today to arrange a viewing and take the first step towards a new chapter in this extraordinary residence.

Location

Burton, Neston is a charming and picturesque village nestled in the heart of the Wirral Peninsula. This delightful location offers the perfect blend of rural living and convenient access to modern amenities, making it an ideal place to call home. Burton provides a peaceful retreat from the hustle and bustle of city life with rolling countryside on the doorstep. The village is surrounded by lush greenery and offers numerous walking and cycling trails, perfect for outdoor enthusiasts and nature lovers. One of the key attractions in Burton is the RSPB Burton Mere Wetlands, a haven for birdwatchers and wildlife enthusiasts. This beautiful nature reserve is just a short stroll from the village and offers the opportunity to observe a diverse array of bird species in their natural habitat. For those who appreciate history and culture, Burton boasts a rich heritage with several historic buildings and landmarks. The Grade II listed Burton Manor Gardens is a must-visit, offering beautifully landscaped gardens and a glimpse into the village's past. Despite its rural charm, Burton is conveniently located just a short drive from the bustling town of Neston, where you'll find a range of shops, cafes, and restaurants to cater to your everyday needs. The village is also well-connected to major cities, with Chester just 10 miles away and Liverpool within a 14-mile radius, both easily accessible via the A540 and M53. Families will appreciate the excellent local schools, including the highly regarded Woodfall Primary School and Neston High School, both of which are just a short drive away. For leisure and recreation, Burton offers a wealth of options. The nearby Ness Botanic Gardens provide a stunning setting for a leisurely afternoon, while the Wirral Way offers a scenic route for walkers and cyclists along the former railway line..





Additional Information

NB: Probate will need to be granted prior to completion of a sale.

Services: Mains electricity and water. Private drainage. LPG heating.

Council Tax: House – Band H (TBC). Annexe – Band A.

Local Authority: Cheshire West & Chester Council

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard – 5 Mbps (highest available download speed) – 0.7 Mbps (highest available upload speed)

Superfast - 45 Mbps (highest available download speed) - 8 Mbps (highest available upload speed)

Ultrafast - 1000 Mbps (highest available download speed) - 220 Mbps (highest available upload speed)

Mobile coverage: Limited/None (Indoor), Limited/None (Outdoor) - (Information taken from checker.ofcom.org.uk)

Directions: Using the app what3words type in: rules.rainbow.initiated

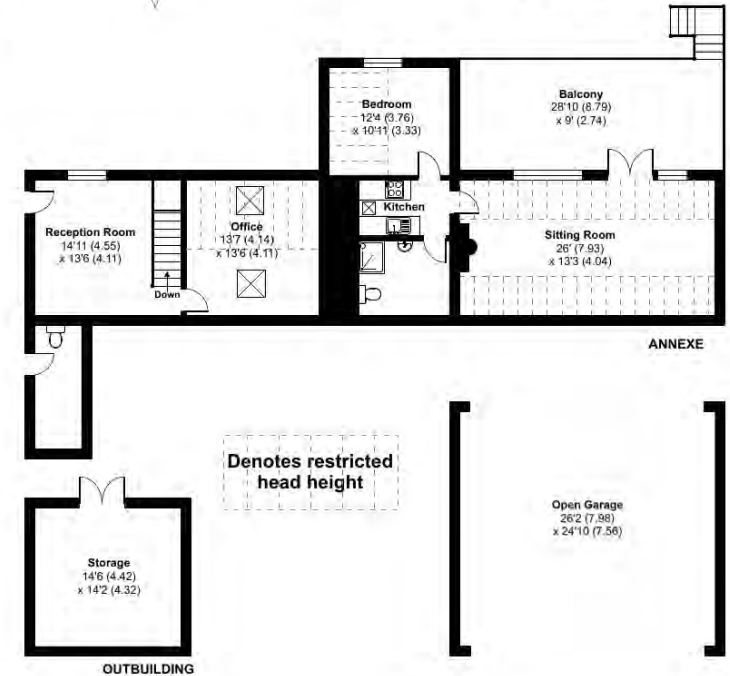
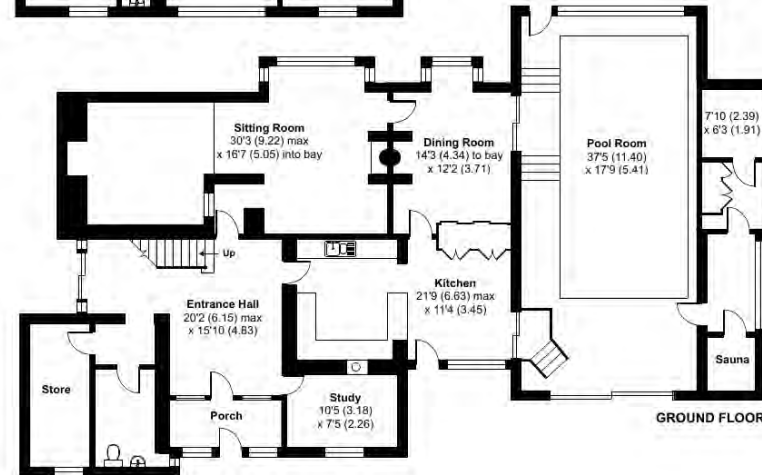
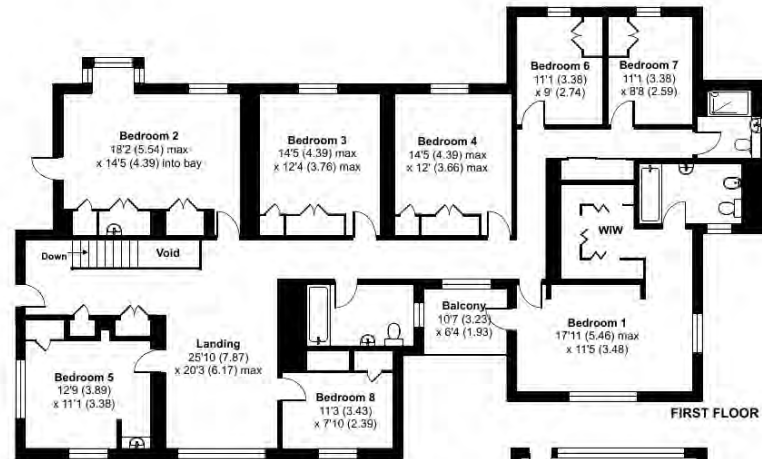
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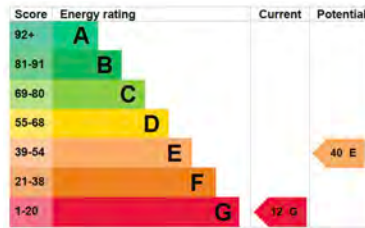
Mill Lane, Burton, Neston, CH64

Approximate Area = 4866 sq ft / 452 sq m
 Limited Use Area(s) = 369 sq ft / 34.2 sq m
 Garage = 628 sq ft / 58.3 sq m
 Annexe = 802 sq ft / 74.5 sq m
 Outbuilding = 212 sq ft / 19.6 sq m
 Total = 6877 sq ft / 638.8 sq m

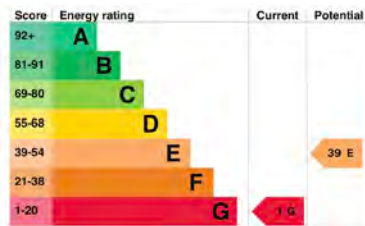
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THE ANNEX



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Fine & Country (North Wales). REF: 1132703.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.06.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
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