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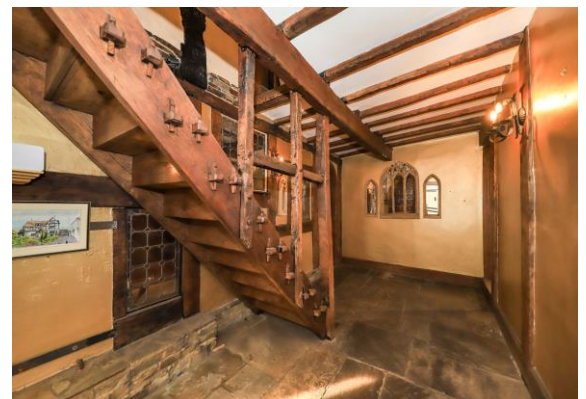


The Mill House Mill Lane Wheaton Aston Stafford ST19 9NL

"A PICTURESQUE CHARMING &
HISTORIC DETACHED FAMILY
RESIDENCE"

Comprising front & rear gardens with off road parking, double garage, roof terrace, detached log cabin with sauna & jacuzzi, living room, sitting area, library, dining room, guest W.C, kitchen diner, utility, 6/7 bedrooms, 3 bathrooms.

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More About The Property

The Mill House is a picturesque and elegant charming detached residence which is a Grade B locally listed building that has special significance to the street scene, a stunning building of architectural/ historical interest set within a conservation area within the heart of the ever sought after rural village of Wheaton Aston.

Externally this historic 17th century property has ample off road parking, raised front patio area with rear and side gardens. Within the courtyard style garden area is a detached timber lodge with entertainment games room, jacuzzi, feature six person sauna and guest W.C. There is a detached double garage with ample off road parking.

Internally there is entrance porch, welcoming entrance reception area, feature dining room with storage areas, kitchen diner with separate laundry/ utility, ground floor guest W.C and cloak room, spacious living room with separate snug and library. Set over the first and second floors are a fantastic selection of six/seven bedrooms, two en-suites and separate family bathroom, entertainment roof terrace with spiral staircase and study area landing.

This charming and spacious detached residence, sympathetically restored whilst retaining its many historical and period features.

The Location & Area

Situated in the heart of the ever sought after village of Wheaton Aston which offers fantastic commuting access to the A5 with links the M54 and M6 motorways. Popular shopping can be found nearby as a well as local shopping within the area of Wheaton Aston along with doctors, schools, public houses,

convenience stores and pharmacy. Further shopping can be found within Telford, Newport, Penkridge, Stafford, Wolverhampton and Codsall and sought after schools in Brewood, Codsall and neighbouring villages.

Entrance Porch

Stable style door to front access, door to entrance hall, double glazed windows to front, flagstone flooring.

Reception Hall

Door to porch, bow window to front, Flagstone flooring, under floor heating, feature timber framed staircase and handrail leading to first floor landing, doors to various rooms, storage cupboard.

Dining Room

12' 8" to inglenook x 15' 9" (3.86m to inglenook x 4.80m)
Double glazed windows to front and side, feature inglenook style fireplace, traditional beams, oak flooring, two complementary storage cupboards, French doors to entrance hall.

Kitchen Diner

15' 2" x 13' 2" (4.62m x 4.01m)
Double glazed windows to front and side, a range of fitted wall and base units with quartz work tops, one and half drainer sink unit, integrated dishwasher, Range cooker, feature oak beams, central heating radiator, tiled flooring, doors to laundry/utility, open to reception hall.

Laundry/ Utility

9' 4" x 8' (2.84m x 2.44m)
Double glazed door and window to rear, French doors to kitchen, single drainer sink, wall and base units plumbing for appliances.



Cloak Room

Double glazed window to front, open to reception hall, storage cupboard, door to downstairs W.C

Ground Floor Guest W.C

Low flush toilet, wall mounted wash basin, door to entrance hall.

Library

13' x 10' 4" (3.96m x 3.15m)

Feature re-claimed oak library bookcase, opening to snug, feature oak beams.

Snug

11' x 8' 1" (3.35m x 2.46m)

Double glazed window to rear, French doors to rear, feature oak frame and beams, opening to library, opening to living room.

Living Room

31' 1" x 11' (9.47m x 3.35m)

Double glazed windows and two sets of French doors leading to garden area, feature oak beams and traditional oak frames, concealed projector screen for family entertainment, large feature oak shelving.

First Floor Landing

Double glazed bow window to front, feature oak beams, feature timber framed stairs to the ground floor, further stairs leading to second floor, storage cupboard, central heating radiator.

Bedroom One

16' 5" x 14' 5" (5.00m x 4.39m)

Double glazed window to front and side, a feature brick wall, central heating radiator, oak flooring, feature oak beams, built in wardrobes, door to En-suite, door to first floor landing.

En-Suite One

Double glazed window to side, walk-in steam shower, low flush toilet, wash basin set in a vanity unit, heated towel rail.

Bedroom Two

12' x 13' 5" (3.66m x 4.09m)

Double glazed window to front and side, feature oak beams double glazed French doors to roof terrace, door to first floor landing, door to En-suite two.

En-Suite Two

Double glazed window to side, walk-in steam shower, low flush toilet, wall mounted wash basin, heated towel rail, feature oak beams.

Bedroom Three

16' 6" x 12' 5" (5.03m x 3.78m)

Double glazed window to side and rear, central heating radiator, feature oak beams, door to first floor landing.

Beauty Room

11' x 9' (3.35m x 2.74m)

Double glazed window to rear, and side, wall mounted wash basin, salon back wash chair, storage cupboards, tiled floor, heated towel rail, door to first floor landing.

Whilst this room is currently used as a beauty room this room has various options and requires viewing as it could be equally suitable as a walk in wardrobe or even a further bedroom.

Roof Terrace

Features spiral staircase leading to the garden, double opening French doors to bedroom two.

Second Floor Landing/ Study

Double glazed window to front, a selection of traditional feature beams with vaulted ceiling, stairs to first floor landing, oak flooring, doors to various rooms,

Bedroom Four

10' 9" x 16' 8" (3.28m x 5.08m)

Double glazed window to front and side, feature vaulted ceiling, central heating radiator, feature oak beams, door to second floor landing, loft access.

Bedroom Five

12' 6" into wardrobes x 17' (3.81m into wardrobes x 5.18m)

Double glazed window to sides and rear, feature vaulted ceiling, laminate floor, built-in wardrobes, central heating radiator, feature oak beams, door to second floor landing, loft access.

Bedroom Six

11' 5" x 18' 7" max (3.48m x 5.66m max)

Double glazed window to front and side, feature vaulted ceiling, central heating radiator, feature oak beams, oak flooring, door to second floor landing.

Bathroom

Spa bath with shower over, low flush toilet, wall mounted wash basin, central heating radiator, feature oak beams, storage cupboards, tiled flooring, door to second floor landing.

Off Road Parking Area

Ample off road parking to front with access the double garage.

Double Detached Garage

21' 8" x 9' (6.60m x 2.74m)

Two remote control up and over doors to the parking area, door to rear garden, storage cupboards.

Outside Front

Steps leading to a raised paved patio area, side access leading to parking area, gated access to the main garden, selection of trees, plants and shrubs.

Outside Rear

Double opening gated access to front, large entertainment paved patio area, water taps, with a perimeter brick built wall enclosing the property, wooden barked area.

Garden Cellar

Access from the main garden area.

Detached Timber Lodge

28' 5" x 24' 1" max (8.66m x 7.34m max)

Dual French doors leading to the entertainment garden area, internal feature half log walls and ceilings, bespoke entertainment bar with granite worktop, access to the guest W.C and feature sauna. Whilst this space is perfect for entertaining it could equally be suited to a luxury home office or a multitude of uses.

The vendor has advised that the square footage of the timbre lodge is 50 sqm.

Sauna Area

7' 5" x 6' (2.26m x 1.83m)

Six person sauna complete with spotlights, wall heater and sauna stones and water bucket.

Hot Tub

Situated to the side of the hot tub with steps and decked around with outdoor shower.

Agents Note

Connells Wolverhampton recommended viewing to fully appreciate this highly deceptive and charming detached family residence on offer. The property is situated in heart of the ever sought after village of Wheaton Aston and offers many traditional and historic features.

The current home owner has provided a booklet with some of the history of the property and historical photos. Please contact Connells for more information.







Ground Floor



Second Floor



First Floor



Detached Timber Lodge

Connells

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Property Ref: WWH330519 - 0011

Tenure: Freehold

EPC Rating: C

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