



Coronation Mill, Mow Cop, ST7 3ND.
£170,000

Whittaker Est. 1930
& Biggs

Coronation Mill

Mow Cop, ST7 3ND.

Situated within the desirable semi-rural village of Mow Cop, this beautiful, converted mill is complemented by an uninterrupted landscape, with Mow Cop Castle and plentiful countryside walks on your doorstep.

Internally the open plan layout oozes with character coupled with its vaulted ceilings, exposed beams and timber apex which will certainly appeal to the lucky new homeowner.

The property is partitioned into a ground floor with a family size bathroom and two double bedrooms with the main bedroom having a Juliette balcony which enables you to wake up to those uninterrupted views.

The first floor is impressive with its open plan layout which includes a defined dining and lounge area, an open plan kitchen with solid oak worktops and breakfast bar and is equipped with integral appliances - perfect for informal dining or entertaining guests.

The defined dining area also benefits from a Juliette balcony which is sure to impress. For convenience there is a separate cloakroom on this level, in addition to the ground floor bathroom.

Externally there is a communal car parking for the sole use of residents and their guests, In addition to a communal garden/alfresco dining area with patio furniture for the use of the residents perfect for those warmer summer months.



Entry is accessible to guests via a security intercom system, accessible from each floor. Offered for sale with no upward chain, viewing is highly recommended to appreciate the glorious views, location and the generous size accommodation on offer.

Entrance Hall 13' 6" x 7' 0" (4.12m x 2.13m)

Giving access to the bedrooms and bathroom, Stairs to the first floor landing leading to the living accommodation. Feature solid wood beam to the ceiling. Tiled flooring. Wall mounted storage heater. Storage cupboard with hanging space and shelves

Bedroom One 11' 10" x 11' 6" (3.61m x 3.50m)

Having a wood double glaze window to the front aspect. Wall mounted storage heater. Solid wood character feature beam.

Bedroom Two 11' 11" x 11' 6" (3.62m x 3.50m)

Having wood double glazed opening doors to the front aspect with open views. Wall mounted storage heater.

Bathroom 6' 9" x 6' 8" (2.06m x 2.02m)

Having a three-piece white suite featuring a panelled bath with separate power shower over, hidden WC with push flush, countertop basin with chrome mixer tap over sat on a vanity unit with storage underneath. Extractor fan half tiled walls and tiled floor.

Lounge/Dining Room 24' 4" x 16' 7" (7.42m x 5.06m)

Having wood double glazed windows to the front aspect and wood double glazed opening doors with open views, Original feature wooden beam to the ceilings, Wall mounted storage unit, Wood effect laminate flooring.

Kitchen 7' 10" x 8' 6" (2.38m x 2.59m)

Having a range of wall cupboard and base units with wood worktops over incorporating single Belfast style sink with chrome mixer tap over sink. Tiled splashback. incorporating a double oven with electric induction hob with extractor hood over, integrated dishwasher, integrated freezer and fridge. Laminate flooring. Velux skylight window, Cupboard with power and plumbing for washing machine.

Cloakroom 7' 3" x 3' 0" (2.22m x 0.91m)

Having a low level WC with push flush, wall mounted wash hand basin with tiled splashback. Extractor fan, tiled flooring.

Externally

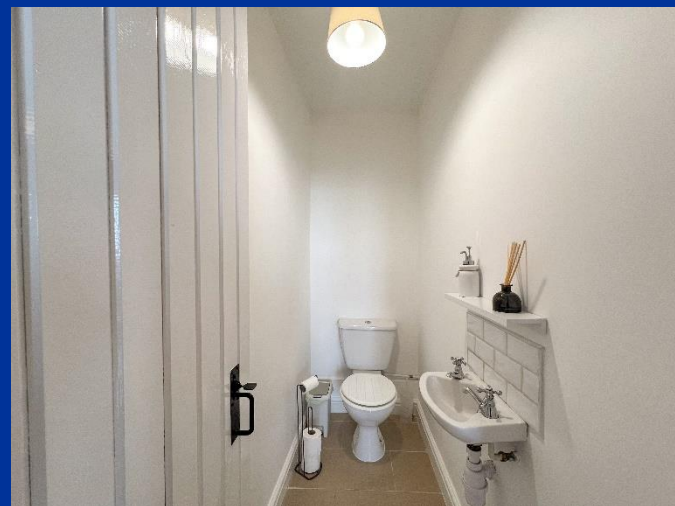
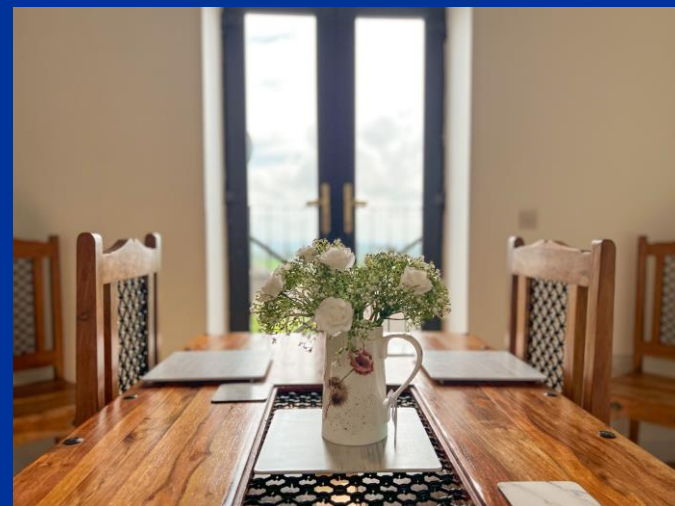
Residential car park & communal gardens with seating area.

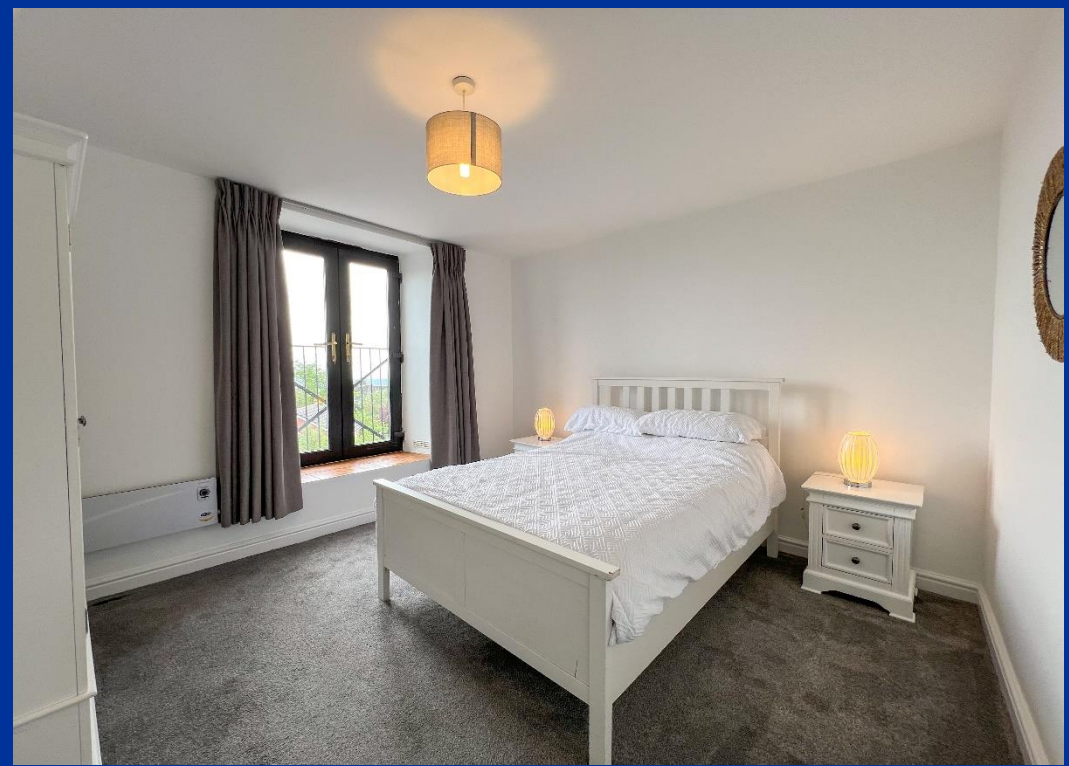
Note:

Council Tax Band: B

EPC Rating: E

Tenure: believed to be Leasehold







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