



The Mill House, Badger, Shropshire, WV6 7JU





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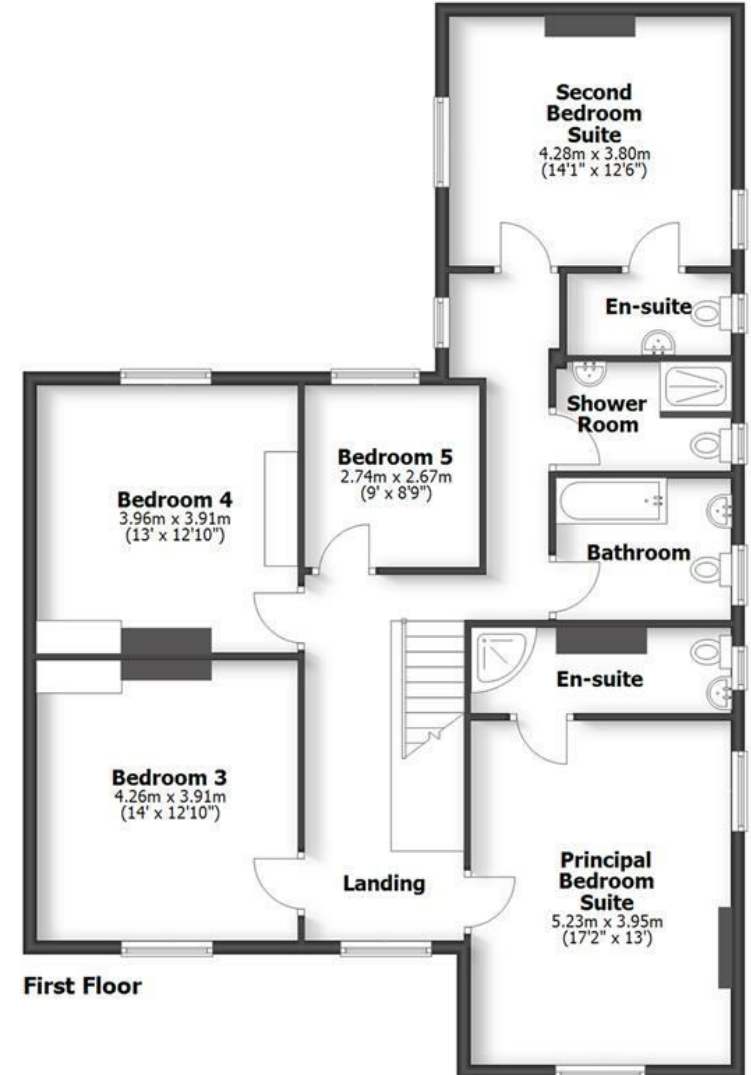
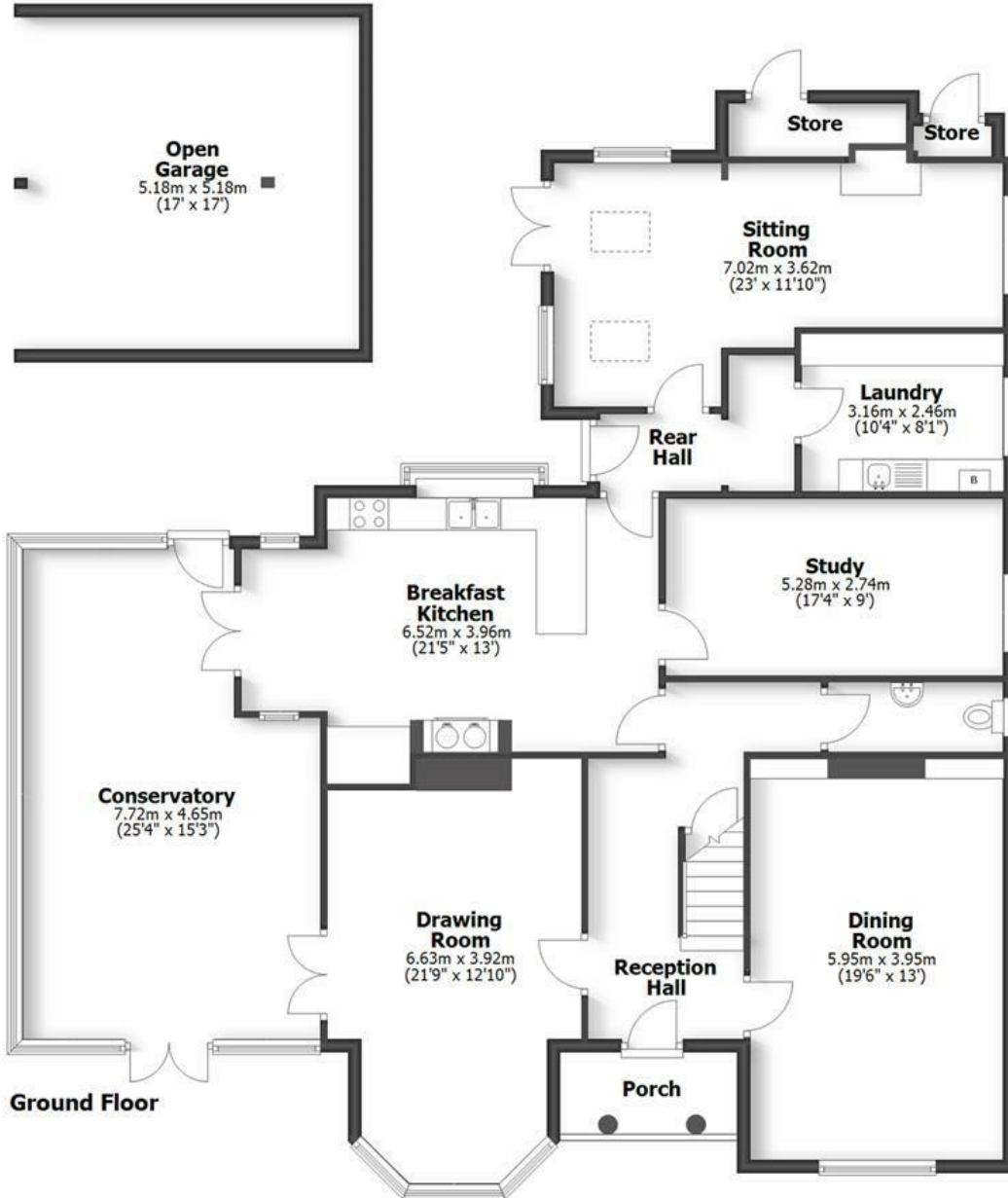
A beautiful country residence which stands within substantial grounds of approximately 3.25 acres in total which include a mill pond of approximately 1 acre and which stands on the fringes of a sought-after Shropshire village

THE MILL HOUSE

BADGER

HOUSE: 292.7sq.m. 3151sq.ft.
 GARAGE/STORES: 29.8sq.m. 321sq.ft.
TOTAL: 322.5sq.m. 3472sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



LOCATION

The Mill House stands in a lovely, rural location close to the picturesque village of Badger which is a noted tourist attraction in the area with Badger Dingle and Badger Pool being well known. Local shopping facilities are available nearby within the villages of both Albrighton and Pattingham whilst Wolverhampton, the historic market town of Bridgnorth and Telford are all within easy commuting distance.

DESCRIPTION

The Mill House is a delightful, period property with substantial later extensions which have combined to form a comfortable home of much depth and calibre. There are some lovely principal reception rooms together with more informal living areas to the ground floor and ample, five bedroom and four bath / shower room provision to the upper floor.

The house has been well maintained over the years and there are many charming, period features in evidence throughout. One of the principal attractions of the property is the superb and matured grounds within which it stands with extensive, sweeping lawns and a mill pond over which the two principal reception rooms have a fine outlook.

ACCOMMODATION

Stone steps lead to an open PORCH with columns and a glazed front door opens into the HALL with Minton flooring, a door to the CELLAR and a CLOAKROOM with a fitted suite and Minton floor tiling. The DRAWING ROOM has a wide, walk in bay window to the front, an open fireplace with quarry tiled hearth and pine surround and ornamental ceiling corning. The DINING ROOM has a superb outlook over the mill pond and an open fireplace with quarry tiled hearth and formal surround with arched display recesses to either side and ornamental ceiling coving. There is a SITTING ROOM with a cast iron solid fuel burning stove set within a stone fireplace with herringbone brick hearth, a light triple aspect together with two roof lights and double doors to the garden. There is a well-proportioned STUDY which is an ideal room for those wishing to work from home with ceiling beam and fitted book and display shelving and the BREAKFAST KITCHEN has a full range of wall and base mounted cabinetry, double oven, electric Aga, an electric hob and electric oven and quarry tiled floor and there is a useful LAUNDRY / BOOT ROOM. There is a CONSERVATORY with views over open Shropshire countryside and external doors leading to the gardens.

A staircase from the hall rises to the galleried landing. The PRINCIPAL SUITE has a large double bedroom with a light, corner aspect with views over the gardens and mill pond and an EN-SUITE SHOWER ROOM. The SECOND SUITE has a good size double bedroom with a light through aspect and an EN-SUITE SHOWER ROOM and there are THREE FURTHER WELL PROPORTIONED BEDROOMS a BATHROOM and a further SHOWER ROOM.

OUTSIDE

The Mill House stands in an idyllic position. It is approached over a GRAVEL DRIVEWAY which leads past the front of the property to the side where there is ample parking and a detached oak framed open fronted DOUBLE GARAGE. The GARDENS have been lovingly looked after by the current owners and lawns sweep around three sides of the house with beautifully matured and well stocked beds and borders. There is a paved entertaining terrace to the rear of the property and at the rear of the upper garden is a working area with sheds and greenhouses.

We are informed by the Vendors that mains electricity is connected, there is a private water supply from a borehole, the central heating is oil fired and the drainage is to a septic tank.

COUNCIL TAX BAND G – Shropshire
POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area outside the property but there is suggested a problem indoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.



Offers Around £1,250,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

BERRIMAN EATON