SHACKERLEY MILLHOUSE & SHACKERLEY MILL ALBRIGHTON | SHROPSHIRE

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SHACKERLEY MILLHOUSE & SHACKERLEY MILL | MILL LANE | ALBRIGHTON | STAFFORDSHIRE | WV7 3ND

Two adjacent properties of enormous attraction occupying a private situation within grounds of ten acres including a large millpool.

Wolverhampton approximately 9 miles. Albrighton centre - 1.5 miles





LOCATION

The two properties stand in a delightful setting which is a short distance from the centre of Albrighton where there are extensive shopping and recreational facilities and even closer to an M&S store at Cosford.

Junction 3 of the M54 is within little more than one mile facilitating travel to the whole of the West Midlands and in particular to Telford. Wolverhampton is within easy travelling distance and the area is served by a wide range of schools in both sectors. There is also a rail station in Albrighton with mainline connections to Wolverhampton.

DESCRIPTION

These two properties offer a unique opportunity to acquire two very different houses both having considerable character and both offering spacious accommodation with modern fittings and appointments. They are approached by a tarmac drive leading through an electrically operated gate at the end of Mill Lane and which winds down the hillside to an extensive area of cobbles in front, between and beyond the two houses.

The Millhouse is thought to date from the Nineteenth Century and Shackerley Mill has been converted from the original mill in recent years in an imaginative way and using quality fittings and appointments.

It is reputed that there has been a mill on this site for many hundreds of years.

The surrounding grounds, the $1\frac{1}{2}$ acre millpool, the sluice, the two waterfalls, and the stream together with the extensive lawns and surrounding woodland enhance the attraction.

The M54 runs quite close to the corner of the grounds and it does create some noise but in much of the grounds the sound of the running water over the waterfalls is the predominant audible factor and completely muffles the motorway.

SHACKERLEY MILLHOUSE

ACCOMMODATION

The Millhouse is constructed of brick with tiled roof and casement windows. There is a tile-hung PORCH leading into the RECEPTION HALL which has an egg and dart coved ceiling and a store cupboard under the stairs. There is a CLOAKROOM with pedestal basin, wc and ceramic tiled floor and leading from the hall is the DRAWING ROOM with a stone fireplace and two windows. The other end of the hall leads to the DINING ROOM with an electric coal effect fire, three windows and egg and dart coved ceiling. There is open access from the dining room into the GARDEN ROOM which has double opening casements to the garden, flanked by two further windows and further windows on two sides. The KITCHEN has a range of built-in Shaker-style units with granite effect worktops. There is a 1½ bowl sink unit, a built-under Bosch double oven electric cooker with a four-ring Bosch hob with a stainless steel chimney extraction hood above. There is an integrated refrigerator, integrated Bosch dishwasher, ranges of matching wall cupboards, three windows, part ceramic wall tiling, recessed ceiling lighting and ceramic tiled floor. There is a UTILITY ROOM beyond with a Trianco oil-fired boiler for central heating and domestic hot water, hot water cylinder with immersion heater and ceramic tiled floor.

Also leading from the hall is a small LAUNDRY with stainless steel sink unit, wall cupboard, plumbing for automatic washing machine and door to garden.

A staircase leads to a long LANDING. There is a PRINCIPAL BEDROOM SUITE with range of full width fitted units with panelled doors with fitted interiors, three windows and SHOWER ROOM ENSUITE with vanity unit, range of fitted cupboards and shelves, inset mirror at the rear and shaver point, wc and shower cabinet with Bristan thermostatic control, drench head, hand shower and ceramic wall tiling. The GUEST BEDROOM SUITE comprises bedroom 2 which has a range of full height and full width built-in wardrobes with fitted interiors and two pairs of mirrored doors. There is a front window and double opening casements at rear to a flat roof over the garden room and there is an ENSUITE TOILET with vanity unit with cupboards below, wc and part ceramic wall tiling. BEDROOM 3 has a range of full width and height built-in wardrobes with mirrored doors and fitted interior with connection for television. BEDROOM 4 has two windows and the HOUSE BATHROOM has a shaped, panelled bath with hand shower, pedestal basin, wc, shower cabinet with thermostatic controls, ladder towel rail, two windows, extractor fan and full ceramic wall tiling.

SHACKERLEY MILL

ACCOMMODATION

Shackerley Mill is built of brick with tiled roof and benefits from double glazed windows throughout and the front door leads into a large RECEPTION ROOM on the ground floor, with two windows, quarry-tiled floor and a CLOAKROOM with corner basin, wc and quarry-tiled floor. There is open access to a UTILITY ROOM with stainless steel sink unit, range of fitted cupboards with Worcester oil-fired boiler for central heating and domestic hot water, plumbing for automatic washing machine and tumble dryer, quarry-tiled floor and back door.

A staircase leads to the first floor with extensive, OPEN-PLAN LIVING SPACE. This includes a spacious DINING AREA with three windows and beamed and raftered ceiling, two steps lead up to a SITTING AREA on two levels with doors and windows opening onto the rear terrace and commanding delightful

views over the lake and woodland. Between the dining area and sitting area is a modern KITCHEN with range of deep carmine fitted units with oak working surfaces and including a stainless steel bow-fronted sink, extensive fitted units and matching wall cupboards, integrated Bosch dishwasher, stainless steel integrated Bosch oven with microwave above, extending food cupboard and a stainless steel Bosch fridge freezer. There is a central island again with oak work tops and with a Bosch four-ring induction hob with chimney hood and with cupboards below on all four sides. There is a separate range of matching units with cupboards above and ceramic-tiled floor.

A further open tread staircase with turned balustrading leads to the upper floor with a LANDING with TWO BEDROOMS. BEDROOM 1 has fitted wardrobes, a door to a balcony which also has an external staircase and a BATHROOM ENSUITE with Victorian style bath having claw and ball feet and hand shower, modern style basin and wc, ladder towel rail and part ceramic wall tiling. BEDROOM 2 has a range of built-in wardrobes and drawers, exposed old oak truss and purlins and SHOWER ROOM ENSUITE with shower having thermostatic control, modern pedestal basin, wc, ladder towel rail, part ceramic wall tiling and quarry-tiled floor.

On the lower floor is a built-in GARAGE with electrically operated elevating door and a storage area beyond.

OUTSIDE

There is a modern, brick and tiled GARAGE BLOCK which includes two double garages, both with electrically operated elevating doors and one having access to a loft which runs above both garages and there are solar panels on the roof which are connected to Shackerley Mill.

The setting is idyllic. There is a terrace at the rear of Shackerley Mill with the delightful area of water beyond and with surrounding woodland. Beyond the lake there is a further area of rough cut grass and a productive orchard of 47 various fruit trees.

At the rear of Shackerley Millhouse are extensive lawns with two waterfalls and the millstream running along the boundary. There are banks of rhododendrons and many fine, matured trees and the whole property enjoys almost complete privacy and seclusion. In addition there is a small field at the top of the drive and on the left hand side when approaching the property. There was a smithy in this field and the foundations are still there. There is a possibility that planning permission would be available for one house but no application has been made.

SERVICES	We understand that main water and electricity are connected, the heating is oil-fired and drainage is to a communal septic tank.
COUNCIL TAX	BAND G - Shropshire Council.
POSSESSION	Vacant possession will be given on completion.
VIEWING	Please contact the Tettenhall office.

DIRECTIONS Proceed out of Wolverhampton along the A41 Tettenhall Road. Continue past Albrighton on the bypass, to the traffic lights at Cosford and turn right. At the cross roads at the end, turn sharp left into Mill Lane and the property can be found at the end of Mill Lane identified by the agent's For Sale board.

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.







SHACKERLEY MILLHOUSE ALBRIGHTON











Second Floor







SHACKERLEY MILL ALBRIGHTON

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