



Mill House
Walcot | Telford | Shropshire | TF6 5ER

STEP INSIDE

Mill House

Nestled in the picturesque village of Walcot, Shropshire, with views directly onto The Wrekin, a locally designated Area of Outstanding Natural Beauty, Mill House presents a rare opportunity to own a stunning countryside residence, blending equestrian facilities with extensive residential potential. This elegant five-bedroom property comes with well-maintained equestrian facilities, including a manège and paddocks, and has also been granted planning permission for the development of the barns to incorporate further residential space. To further enhance its appeal, Mill House is offered with no onward chain.

Beautifully Elevated Equestrian Residence

Mill House is exquisitely positioned to fully capitalise on its delightful countryside setting, with elevated vistas in every direction. The iconic Wrekin serves as the centrepiece to these panoramic views

Spacious Interiors

With generous living spaces, this home offers the perfect balance of functionality and comfort. High ceilings and an abundance of natural light combine to enhance the sense of opulence and charm, while the property flows superbly from room to room.

Double-Aspect Kitchen/Breakfast Room

The well-appointed kitchen provides ample counter space and sleek cabinetry, which blend seamlessly with the large Aga range. Large double-aspect windows frame the peaceful gardens and views, perfectly enhancing the room.

Luxurious Bedrooms & Bathrooms

Upstairs, the property features well-sized bedrooms with bespoke fittings and far-reaching views. The master suite includes an en-suite bathroom equipped with a jacuzzi. The additional bedrooms are served by a family bathroom, offering a tranquil space to unwind.













SELLER INSIGHT

“ Nestled in the heart of the countryside, this charming farmhouse has been cherished by its current owners since September 1986. Initially drawn to the home's ideal position for a move to the country, they were captivated by its privacy and proximity to the motorway. Now, nearly four decades later, the owners are preparing to sell the property as they make their next move, reflecting on their time here with fondness and admiration.

One of the home's most appealing aspects is its secluded setting. Standing on its own, surrounded by open country, the farmhouse offers a true sense of rural tranquility. The owners highlight the beautiful views that have brought them endless enjoyment – from spectacular sunrises and sunsets to the enchanting full moons that grace the landscape.

Inside, the property boasts generous proportions that manage to feel both expansive and cosy. The owners have kept the traditional farmhouse style intact, honouring the home's timeless character. They speak warmly of the natural light that fills the house throughout the day, with sunlight streaming in from the front at dawn and casting a golden glow over the rear at sunset.

The local area has also been a significant draw for the owners. They describe the village as a welcoming, tight-knit farming community, with friendly neighbours who share the same appreciation for the peace and quiet that the area offers. Schools and sports centres are conveniently located nearby, further enhancing the home's appeal to families seeking a balance of rural living and access to essential services.

Although the owners aren't moving far, they know they will miss the specific beauty and charm of this home. As they embark on the next chapter of their journey next door, this beloved farmhouse is ready to welcome new owners who will appreciate its unique qualities and enjoy the life it offers as much as they have.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP OUTSIDE

Extensive Private Gardens

Mill House is set within expansive, landscaped gardens and rolling lawns, offering an ideal space for outdoor entertaining, children's play, or simply soaking in the rural surroundings. The equestrian facilities include paddocks, a high-calibre manège, and a stable block with a tack room and stores, which have been granted planning permission for conversion into additional residential accommodation.

Idyllic Location

Located in the sought-after village of Walcot, this home provides a serene retreat with easy access to Telford, Shrewsbury, and the wider Shropshire area. The village offers a peaceful rural atmosphere, with local amenities, schools, and transport links within easy reach. The area is well-connected for commuters, with excellent road and rail links to nearby towns and cities.

Ample Parking & Garaging

The property features a stunning driveway past the paddocks, leading to dual parking areas near the main house and stable blocks. A separate detached garage offers ample additional storage space, and further outbuildings, such as a spacious summer house, provide versatile usage options.

Perfect for Families or Second Home Buyers

Whether you're looking for a permanent family residence or a luxurious second home, Mill House can be adapted to suit your every need.



INFORMATION

Services and Information:

Private Sewer (Septic Tank)

Mains Electricity and Water

Oil-fired Boiler

Broadband: We suggest you contact your provider.

Tenure: Freehold | Council Tax Band: G | EPC: F

Viewings:

Exclusively by appointment with Fine & Country



Floorplans for 5 bedroom equestrian facility for sale



TOTAL FLOOR AREA : 4665 sq.ft. (433.4 sq.m.) approx.

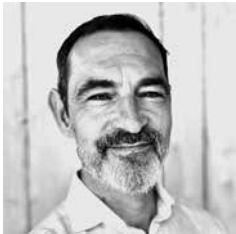
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 64 D |
| 39-54 | E | | |
| 21-38 | F | 38 F | |
| 1-20 | G | | |



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. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Registered No: 09929046. copyright © 2024 Fine & Country Ltd. Printed 14.10.2024





JULIAN AMOS

PARTNER AGENT

follow Fine & Country on



Fine & Country
St James House, Hollinswood Road, Telford, Shropshire TF2 9TZ
01952 780778 | telford@fineandcountry.com

