



SAMUEL WOOD

Mill House, Harley, Shrewsbury, Shropshire, SY5 6LP

Offers In The Region Of £675,000







# Mill House,

Harley, Shrewsbury, Shropshire, SY5 6LP



- Large Home With Great Development Potential
- 6/7 Bedrooms, 2/3 Reception & 2 Bathrooms
- Outbuildings include: Garage, Workshop & Stable
- Sought After Village Location
- Viewing by Appointment
- Extensive Plot with Paddock - in all 3.57 Acres
- Many Period Features
- Stunning Countryside Views
- Extensive Facilities at nearby Much Wenlock
- EPC Rating G

Mill House, Harley presents a rare and exciting opportunity to acquire a substantial property set within the sought-after village of Harley, located approximately 11 miles south east from Shrewsbury. This property is not only a charming residence but also comes with an adjoining garden and land extending to approximately 3.5 acres, offering excellent potential for those seeking a home with scope for enhancement and a connection to the surrounding countryside.

While Mill House requires modernisation and improvement, its spacious layout provides the perfect canvas for a purchaser with vision to create a home tailored to their own personal lifestyle. The property's prime location in Harley ensures easy access to Shrewsbury's amenities while benefiting from the peaceful charm of a rural Shropshire village setting.

For further details on the layout and specification, please refer to the accompanying photographs and floorplans.

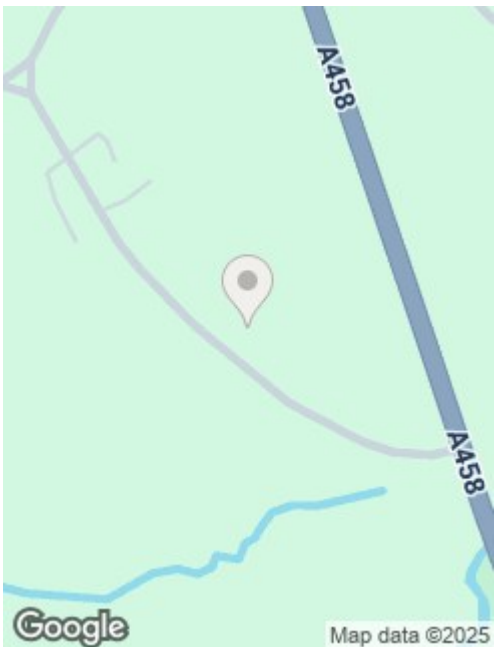
Please note that all viewings must be pre-booked and will be accompanied.











## Directions

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 9 Mbps & Superfast 67 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: G

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.









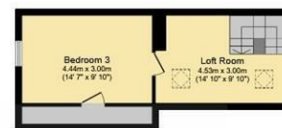




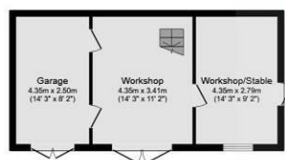
**Ground Floor**  
Floor area 76.7 m<sup>2</sup> (826 sq.ft.)



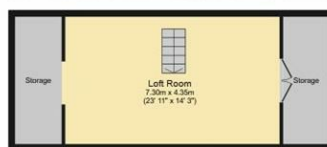
**First Floor**  
Floor area 73.1 m<sup>2</sup> (786 sq.ft.)



**Second Floor**  
Floor area 30.3 m<sup>2</sup> (326 sq.ft.)



**Barn Ground Floor**  
Floor area 38.7 m<sup>2</sup> (417 sq.ft.)



**Barn First Floor**  
Floor area 46.5 m<sup>2</sup> (501 sq.ft.)

**TOTAL: 265.4 m<sup>2</sup> (2,857 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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