

Middleton Mill, Neenton, Bridgnorth, Shropshire, WV16 6UP

BERRIMAN EATON











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A beautifully appointed historic water mill, sympathetically converted in the 1980s, offering exceptional four-bedroom accommodation arranged over three storeys. Enjoying a high degree of privacy, the property is set within formal gardens and paddocks extending to around 12.5 acres, and further benefits from an extensive range of outbuildings, stables, and a ménage, making it ideally suited for equestrian use.

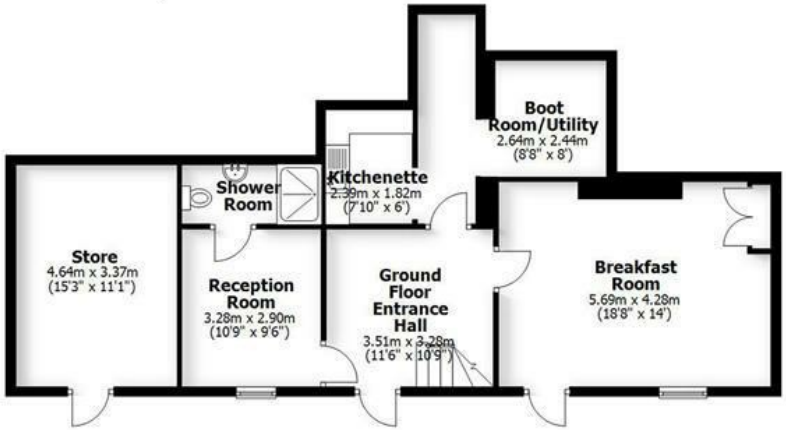
Much Wenlock - 8 miles, Bridgnorth - 8 miles, Ludlow - 14 miles, Shrewsbury - 21 miles, Telford - 18 miles, Kidderminster - 20 miles, Worcester- 32 miles.

(All distances are approximate).

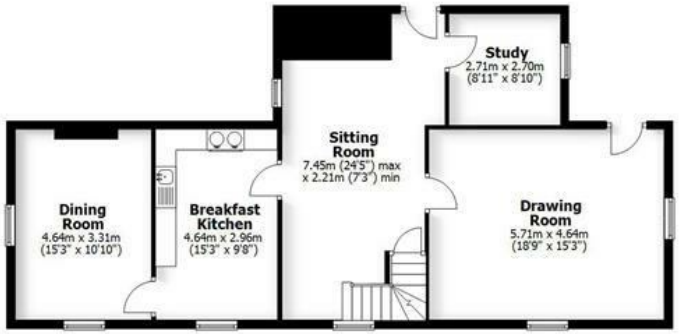
MIDDLETON MILL
NEENTON, SHROPSHIRE

HOUSE:	259.6sq.m.	2,794.7sq.ft.
STABLES/SHELTER/LOG STORE:	84.4sq.m.	908.1sq.ft.
BARN/OUTBUILDINGS:	302.3sq.m.	3,253.6sq.ft.
TOTAL:	**646.3sq.m.**	**6,956.4sq.ft.**

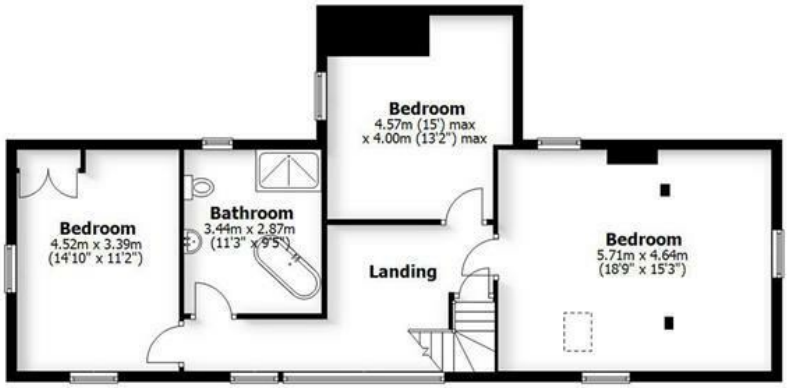
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



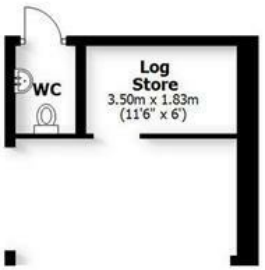
Ground Floor

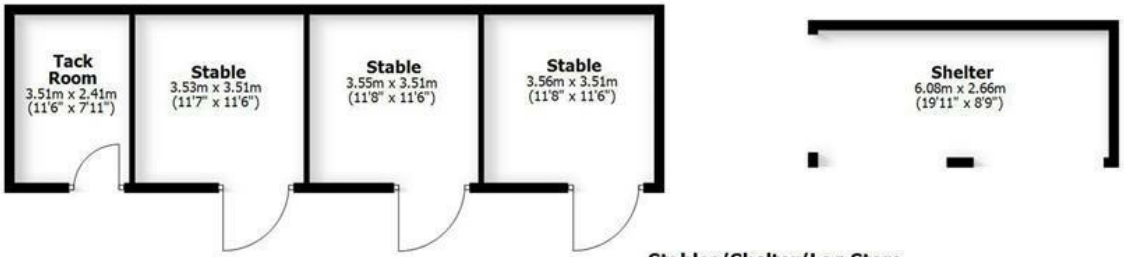


First Floor

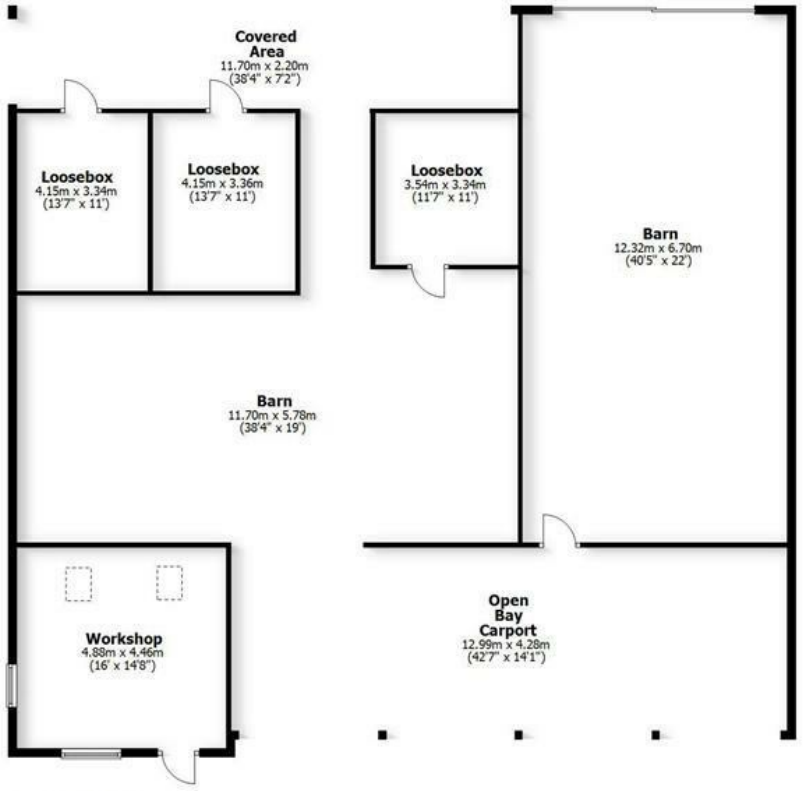


Second Floor





Stables/Shelter/Log Store



Barn/Outbuildings

LOCATION
Nestled in the heart of the Shropshire countryside, Neenton is a charming rural village ideally situated between the historic market towns of Bridgnorth and Ludlow. The village is home to the beautiful All Saints Church and a highly regarded 18th-century community-owned pub and restaurant, The Pheasant at Neenton. Surrounded by stunning countryside, the area offers an abundance of scenic walks and riding routes. The nearby market Towns of Bridgnorth and Ludlow, offer a full range of amenities, schools, medical practices, hospital, sports facilities, together with weekend markets, Ludlow Food Farm Shop and many places of historical interest.

OVERVIEW
Approaching the Mill along the 170m Tarmac drive, this is a perfectly tranquil setting and leads into a courtyard. The property underwent extensive renovation between 2011 and 2012 to provide luxury, tastefully presented accommodation and a ground floor self contained living area with direct outside access and a linking staircase to the remaining accommodation. Features of the old mill remain and outside a series of balancing pools lead down to the stream, attracting an abundance of wildlife. The present owners have an equestrian interest with stabling, tack room and 40m x 20m menage. The paddocks are divided for rotational grazing. Additionally there is a studio, large modern barn for secure storage and a 4 bay carport.

ACCOMMODATION
The property enjoys a spacious driveway with access to substantial outbuildings, carport, and beautifully maintained surrounding gardens. Entered from the ground floor through a stable door, this level offers exceptionally versatile accommodation that could easily be utilised as a self-contained annexe if required. The current ground floor layout comprises a spacious entrance hall, a reception room/bedroom with adjoining en-suite, a kitchenette with adjacent boot room/utility, and a delightful morning room.

A turning stone staircase rises to the principal first floor living accommodation, which can also be accessed via the formal entrance from the garden. The impressive sitting room enjoys a dual aspect and features an exposed inglenook fireplace housing a log burning stove, exposed beams, and stairs rising to the second floor. Doors lead to a study and an elegant drawing room, again benefitting from a dual aspect, exposed beams, a log burning stove, and direct access to the gardens.

The breakfast kitchen enjoys elevated views across the gardens and is fitted with a range of base cabinets with work surfaces over and including the Rangemaster oven, complemented by exposed beams. A dining room leads directly from the kitchen, creating a formal dining space.

The second floor provides three generous double bedrooms, all served by a stylish family bathroom fitted with a modern white suite comprising a WC, wash hand basin, freestanding bath, and walk-in shower.

OUTSIDE GROUNDS
Accessed directly from the lane, a long driveway winds through the grounds, leading to a spacious parking area, lawned gardens, and an excellent range of outbuildings. These include an open-fronted four-bay carport, workshop, covered barn with concrete hardstanding, three loose boxes, and an adjoining 40ft barn. Across the courtyard are a log store, additional shelter, and a gardener's WC.

The beautifully maintained gardens surround the mill, featuring expansive lawns, terraces, pathways, and areas of woodland bordered by the Rea Brook. Adjoining the formal gardens are four enclosed paddocks, together with a ménage and stable block comprising three stables, tack room, and shelter, all with power and water connected. In total the grounds extend to around 12.5 acres. Please note a public footpath crosses through the field furthest away from the house.

TENURE
We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

SERVICES
We are advised by the client that mains electricity is connected. Oil fired central heating, private drainage via a septic tank and private water supply via a borehole. Verification should be obtained by your surveyor. Solar panels are installed and included with the sale.

COUNCIL TAX
Shropshire Council,
Tax Band: G.
https://www.gov.uk/council-tax-bands

FIXTURES AND FITTINGS
By separate negotiations

VIEWING ARRANGEMENTS
Strictly by appointment only, please contact the BRIDGNORTH OFFICE.

DIRECTIONS
From Bridgnorth proceed out towards Ludlow on the B4363. Continue on this road for around 5.5 miles until you reach the village of Neenton. Continue through the village, continuing past The Pheasant at Neenton, take the next right-hand turn and proceed for approximately 1.3 miles where the entrance to the driveway can be found on the right-hand side.

Asking Price £950,000 EPC: D

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.



















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