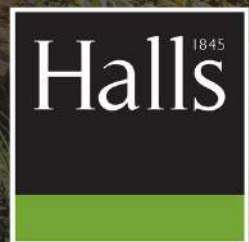




MILL HOUSE

MORETON MILL | SHAWBURY | SHREWSBURY | SY4 4ER





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Wem 6 miles | Shrewsbury 10 miles | Market Drayton 11 miles | Telford 14 miles
(all mileages are approximate)

AN ATTRACTIVE GRADE II LISTED SEMI-DETACHED FAMILY HOME,
SITUATED IN THE MOST IDYLIC OF LOCATIONS, OFFERING GREAT
LIVING ACCOMMODATION AND THE MOST SPECTACULAR GARDENS.

Huge amounts of charm and character throughout
4 Bedrooms (1 en-suite) and a family bathroom
Lovely formal sitting room with beautiful antique fireplace
The gardens are a haven for wildlife with Otters, Swans and Kingfishers on the river
Set in all approx 0.8 acres



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the A53 travelling through Shawbury, continue through the village for about 1.5 miles, turning left sign posted Moreton Corbett. Continue for approximately 500m and the property will be found on the left hand side set back from the lane.

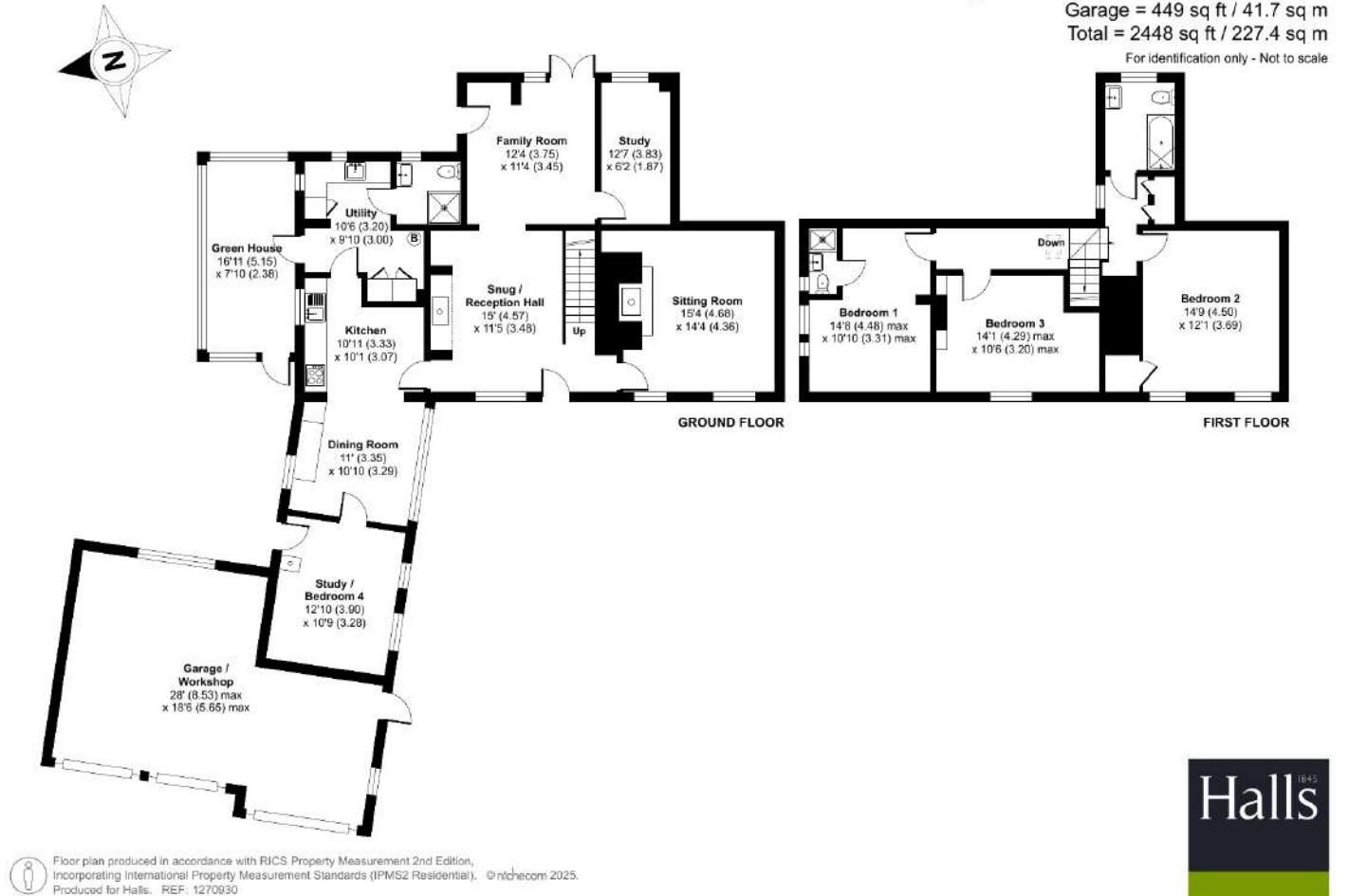
SITUATION

The property is situated just outside the well-known village of Shawbury, which has an excellent range of local amenities for a village of its size. The larger centres of Shrewsbury (10 miles) and Telford (14 miles) are also within easy commuting distance, both of which, have a comprehensive range of amenities of all kinds. It is also within easy driving distance of the nearby larger towns of Market Drayton (11 miles) and Wem (6 miles), both of which, have an excellent range of local shopping, recreational and educational facilities.

PROPERTY

Mill House is an incredibly charming and characterful Grade II listed 17th Century semi detached family home, which has been meticulously and sympathetically updated by the current owners to now offer flexible and well thought out accommodation set over two floors.

On the ground floor the property benefits from a superb open plan kitchen/dining room that has the 4th bedroom/studio located off it, as well as a useful utility room with wet room beyond. Mill House has an amazing range of reception rooms that include the snug that is centrally positioned, has wood panelling and log burning stove.



The principal and perhaps more formal sitting room has wonderful high ceilings and an antique marble fireplace, also with a log burning stove, is located to the front of the property. To the rear there is a garden room/further sitting room with views and access to the rear gardens and there is also a study.

On the first floor there are three good size bedrooms, one of which has an en-suite shower room. The two other bedrooms are serviced by the family bathroom.



OUTSIDE

A gravelled driveway provides ample parking, pathway to entrance door, attractive front garden with deep herbaceous borders. The driveway also leads to the triple garage that has the potential to be converted to further accommodation.

THE GARDENS

Mill House has some of the most beautiful and spectacular gardens that offer huge delight throughout the year. Set in approximately 0.8 acres the stunning gardens by the River Roden include a species rich water meadow and wild flower meadow, gravel garden, patios, herbaceous borders and mature trees - including Tulip and Dawn Redwood trees, kitchen garden and ponds. There are also several areas to sit in peace and tranquillity and enjoy the beautiful surroundings and admire some wonderful wildlife including Otters playing, kingfishers, and Swans.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water and electricity. Oil central heating. Drainage is to a shared septic tank. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



