



SARN MILL

SARN



With one foot in Wales and the other across the border in England, Sarn Mill occupies one of the most unusual settings in the UK. Once a flour mill surrounded by the waters of the Wych Brook, beyond its weathered brickwork, stone arches and original mill features lives a story more than three centuries in the making. Follow the tree-lined driveway as it curves gently through the landscape, before opening onto a gravel courtyard where Sarn Mill presides like a watercolour painting. The restored mill stands alongside a two-storey double garage, creating a wonderfully private setting that feels far removed from the pace of modern life.

CENTURIES OF STORIES

The history of Sarn Mill stretches back to at least 1700, when records first mention a working corn mill on the site. During the late 18th century it became a paper mill before later returning to flour production. A new mill was built here in 1827, but after a devastating fire in 1895, the brick three-storey mill seen today rose from the ashes, preserving the site's long milling tradition.

Powered by the waters of the Wych Brook, the mill wheel once drove the great grindstones inside, while sacks of freshly milled flour were dispatched from the rear of the building. Originally, the river divided to flow around both sides of the mill, leaving it standing on its own small island before the watercourse was later redirected into a single channel. Today, reminders of its industrious past remain throughout the home, from the original millstones and iron pulleys to the historic eel race. Beneath its centuries-old character, contemporary practicality has not been overlooked, with upgraded three-phase electricity providing capacity for the fastest EV charging systems upon arrival, alongside a two-storey double garage within the mini mill to the side. Parking is plentiful in this private and peaceful courtyard.

“We’d been looking for a long time. We wanted somewhere with enough space for three generations to come together, somewhere by the water with plenty of outside space, character and peace. Sarn Mill gave us all of that.”





WELCOME TO THE MILL



Pass the original millstones and step through the main entrance into the entrance hall, where Sarn Mill's industrial heritage immediately takes centre stage. Framed by exposed brickwork and substantial timber beams, the original cast-iron drive mechanism stands at the centre, once transmitting power from the waterwheel beyond the wall to the machinery within. The millstones, now displayed in the front garden, originally occupied this space, where grain began its journey through the mill. Soft grey panelling, shelved alcoves and tiled flooring maintain the harmonious balance between tradition and modern living. To the right, tiled underfoot, the first of the bedrooms can be found, with space for a double bed and picturesque views out over the pretty footbridge.

Practicality sits alongside contemporary comfort in the utility room opposite, fitted with a large utility sink alongside space for both a washing machine and separate tumble dryer. Returning to the entrance hall, at the foot of the stairs, turn right along an inner hallway, where a section of one of the original waterwheel paddles has been retained as another distinctive feature celebrating the mill's history.

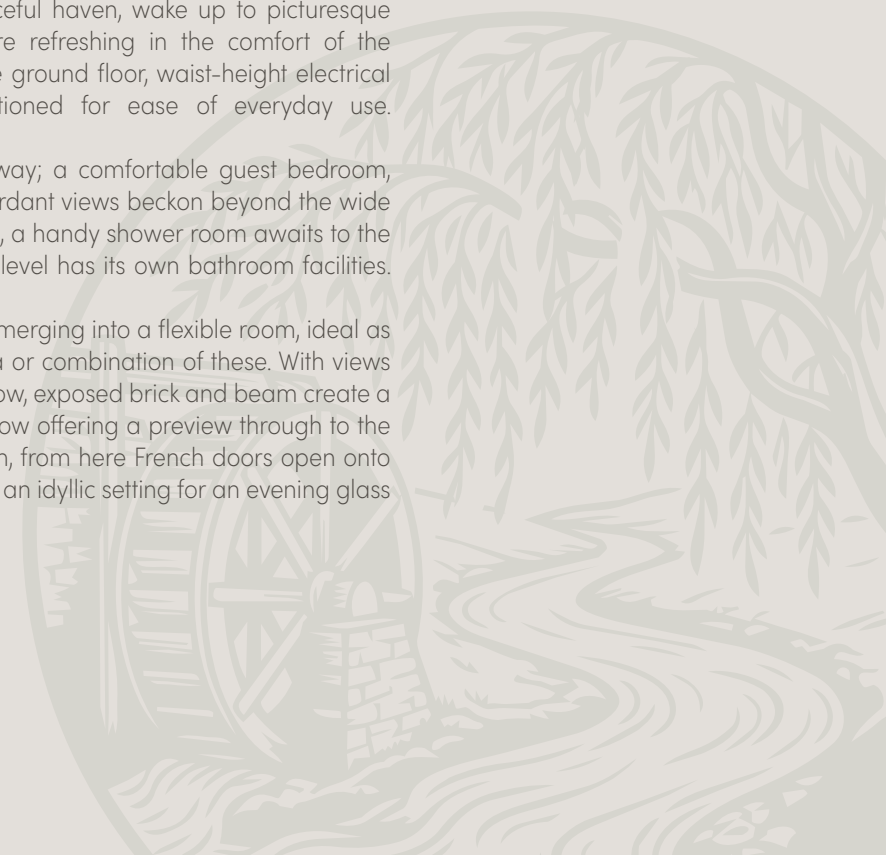




To the right, bedroom four is light and spacious, with whitewashed walls and wooden flooring. A private, peaceful haven, wake up to picturesque views out over the footbridge, before refreshing in the comfort of the shower room en suite. Throughout the ground floor, waist-height electrical sockets have been practically positioned for ease of everyday use.

Next door, bedroom two is tucked away; a comfortable guest bedroom, with its own private en suite, where verdant views beckon beyond the wide window. Returning to the entrance hall, a handy shower room awaits to the right, ensuring each bedroom on this level has its own bathroom facilities.

Ascend the stairs to the middle floor, emerging into a flexible room, ideal as a dining room, living room, office area or combination of these. With views out over the river from a low bay window, exposed brick and beam create a rustic ambience, with an internal window offering a preview through to the kitchen. Connecting through to a porch, from here French doors open onto the sheltered first-floor decked terrace, an idyllic setting for an evening glass of wine overlooking the river below.





TIME WITH THE FAMILY



Continue through from this versatile reception room into the kitchen, where sunlight streams in through windows on three sides, blurring the boundary between indoors and out. Natural wood flooring runs throughout, while a backdrop of exposed brick behind the induction hob hints at the building's industrial heritage. Cream cabinetry provides ample storage, with an array of integrated high-specification appliances and a movable central island that can be repositioned to suit everything from everyday family life to larger gatherings. Beyond, the dining area offers space for family meals, with ample room for a sofa for after dinner conversation.

“In the summer, we spend most of our time in the kitchen. With so much glass, it almost feels like sitting outside.”





A home with family friendly flow, after dinner head through via the versatile dining-living room into the lounge, also accessible from the porch. Set beneath a tapestry of centuries-old, blackened beams, the lounge is carpeted in light tones, while the fire emanates warmth on winter evenings. Overhead, original iron rings and pulleys still hang from the timbers, preserving the memory of the mill's working past. Exposed brick amplifies the warmth while individually sized windows draw in light, offering views down over the water below. With self-contained bedrooms both above and below, this central section of the home is the ideal space for multigenerational families to mingle, while retaining their sense of privacy and independence.





BEDTIME BECKONS



Enclosed by a glass balustrade, stairs lead up from the lounge to the second floor, where to the left, a light-filled twin bedroom nestles beneath the eaves, with an exposed beam, rooflight and additional window combining to create a bright and welcoming space for family and guests alike. Next door, a similarly sized bedroom beckons, with built-in wardrobe. Freshen up in the first-floor bathroom, furnished with freestanding bath, WC and wash basin, all bathed in light streaming in through the large Velux above.





A sanctuary of light, spacious and bright, with built-in storage, a walk-in wardrobe and its own en suite shower room, the master bedroom offers leafy views out over the grounds and river below. Designed with flexibility in mind, the layout, with everyday living spaces on the central floor, allows the ground and second floors to provide almost self-contained bedroom accommodation, resulting in a home that can instantly adapt to multigenerational living, accommodating guests or even for home working, with the ground-floor bedroom easily repurposed as an office or gym if preferred.



BENEATH THE WEEPING WILLOW

Within the robust, tall evergreen hedges, a clipped archway evokes the enchantment of a secret garden, opening to reveal an expansive, manicured lawn leading towards the cascading branches of a grand weeping willow: an idyllic stage for cricket matches, croquet and summer entertaining. In the patio to the front, ancient millstones have been woven into the brickwork, creating focal points for plant pots, while beyond the low wall, the river gently flows by, beneath the skimming branches of a mature weeping willow. Pause beneath the sweeping canopy, where a perfect picnic spot provides a peaceful place from which to watch the river drift gently by.



Cross borders over the footbridge over the river, leaving Wales behind for England, where a rope swing hangs from the riverside trees, a favourite among younger family members. Another evocative reminder of Sarn Mill's industrial heritage, the mill's historic eel race can still be seen alongside the watercourse, once allowing migrating eels to bypass the mill wheel on their remarkable journey from the Caribbean upstream. Above the mini mill, a large room adds another versatile layer to life at Sarn Mill. Currently insulated, with plumbing and electricity ready for the installation of a bathroom downstairs, this space is currently utilised as a cinema room and could serve equally well as a home office, games room or annexe.





OUT AND ABOUT

Set within the peaceful village of Tallarn Green on the Welsh border, life at Sarn Mill is tranquil and refreshingly unhurried. With the village hall just ten minutes' walk away, plans are also underway to restore the local pub, bringing the potential for another focal point for the community. Just a short drive away, the sought-after market town of Malpas offers independent shops, everyday amenities and popular dining spots, including The Lion and The Fire Station, both firm local favourites, while the highly regarded Bishop Heber High School is nearby for families with children.

Whitchurch, although just across the English border, serves as the area's main shopping hub, providing supermarkets, a wider selection of cafés and restaurants, and even a Michelin-recognised dining experience. Rural but not remote, Sarn Mill remains well connected by road. Chester is ideal for shopping, culture and dining, the North Wales coastline is only a drive away along the A55 for memorable day trips, while Manchester and Liverpool can both be reached in around an hour, with Liverpool John Lennon Airport also within easy reach. Families are equally well placed for highly regarded independent education, with The King's and The Queen's Schools in Chester around 20 minutes away.

“Not long after we moved in, we called into the village hall in Threapwood and bought tickets for the raffle. We had to leave before it was drawn, so gave away our tickets. We later found the prizes had been left on our doorstep. That told us everything we needed to know about the community.”

A versatile home, rich in history, enveloped in tranquillity and filled with flexible spaces designed to bring generations together, Sarn Mill offers a way of life that is every bit as remarkable as its setting.



GROCERIES?

For everyday essentials, both Malpas and Whitchurch are within easy reach, offering a good selection of supermarkets, independent shops, bakeries and local amenities. Whitchurch also has a variety of specialist food retailers, making it ideal for both day-to-day shopping and larger weekly trips.



A WALK?

Set within beautiful open countryside, Sarn Mill is perfectly positioned for walking straight from the doorstep. Quiet country lanes, public footpaths and bridleways lead through the surrounding rural landscape in every direction, while the nearby Sandstone Trail offers one of Cheshire's most celebrated walking routes, with spectacular views across the surrounding countryside.



A BITE TO EAT?

The surrounding area offers a number of excellent dining options. The Lion at Malpas is a popular choice for relaxed dining, while Etzio is well regarded for its authentic Italian cuisine. Nearby Whitchurch and Malpas also offer a variety of cafés, traditional pubs and independent restaurants.



YOUR LOCAL PUB?

The nearby village of Malpas is home to several welcoming village pubs, including The Lion at Malpas. Excitingly, the pub neighbouring Sarn Mill has recently been purchased and is expected to reopen under new ownership during summer 2026, creating a wonderful local amenity just moments from the doorstep.



A DAY OUT WITH THE FAMILY?

Chester is within easy reach and offers something for all ages, from boutique shopping and riverside walks to the renowned Chester Zoo. The surrounding Cheshire and North Wales countryside offers endless opportunities for walking, cycling and discovering picturesque villages and charming market towns.

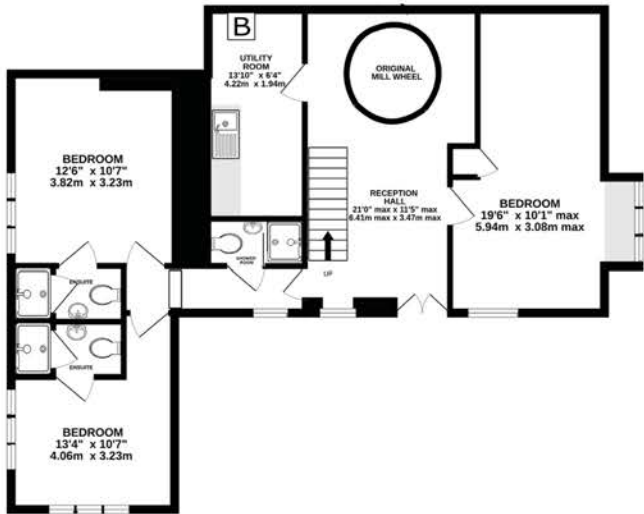


SCHOOLS?

You are well placed for a number of well-regarded schools. Primary education is available at Tilston CofE Primary School, while secondary education is served by the highly regarded Bishop Heber High School, which enjoys an excellent reputation across the region.

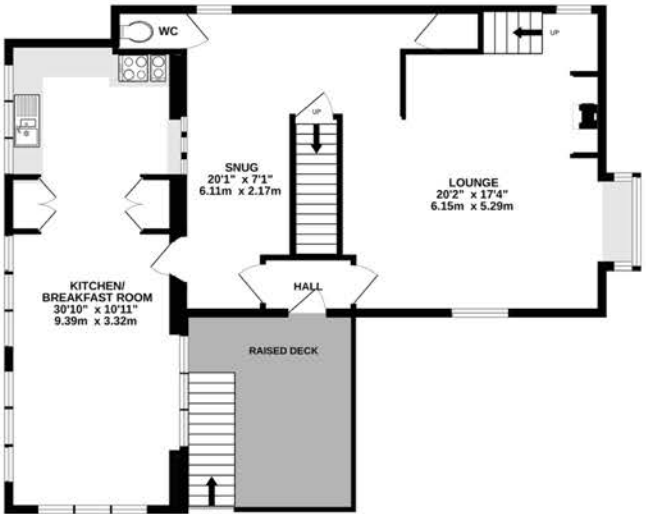
LOWER GROUND FLOOR

857 sq.ft. (80 sq.m.) approx.



GROUND FLOOR

924 sq.ft. (86 sq.m.) approx.



FIRST FLOOR

568 sq.ft. (53 sq.m.) approx.

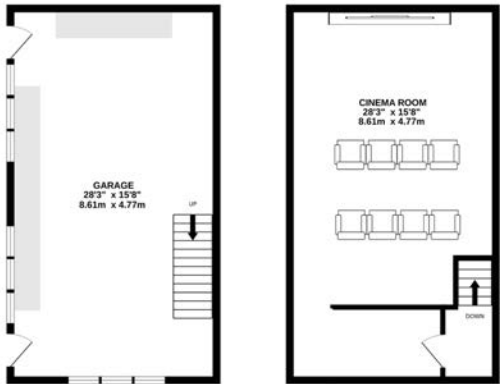


KEY FEATURES

- Historic former flour mill with origins dating back to the early 1700s, beautifully converted while retaining original mill features
- Unique riverside setting straddling the England–Wales border with picturesque grounds and private footbridge
- Character-filled interiors showcasing exposed beams, brickwork, original ironwork, mill mechanisms and historic millstones
- Spacious open-plan kitchen, dining and family area with high-specification appliances and access to a first-floor riverside terrace
- Six bedrooms and multiple reception spaces arranged over three floors for flexible family and multigenerational living
- Beautiful landscaped gardens with expansive lawns, mature weeping willow, riverside seating areas and direct access to the Wych Brook
- Detached two-storey ‘mini mill’ with double garage, cinema/games room potential and scope for annexe accommodation (subject to any required consents)
- Upgraded three-phase electricity, ideal for rapid EV charging, with extensive parking within the private courtyard
- Peaceful rural location near Malpas and Whitchurch, with excellent access to Chester, North Wales, Liverpool and Manchester

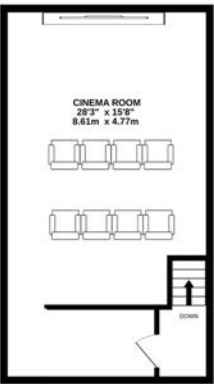
GARAGE GROUND FLOOR

886 sq.ft. (82 sq.m.) approx.



GARAGE FIRST FLOOR

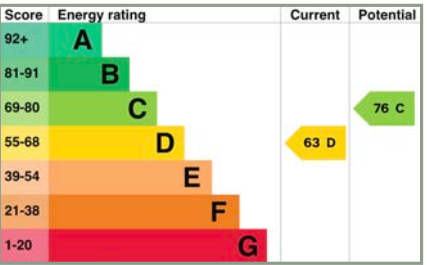
886 sq.ft. (82 sq.m.) approx.



TOTAL FLOOR AREA: 4124 sq.ft. (383 sq.m.) approx.

EXCLUDING GARAGE/CINEMA ROOM: 2349 sq.ft. (219 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.



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