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estate agents

The Windmill
Little Saredon



Lovett&Co. Estate Agents are delighted to offer for sale The Windmill, an extraordinary and truly unique family residence centred around an historic former windmill, believed to date back to at least 1816 and forming one of the most distinctive landmark properties in the South Staffordshire area.

Steeped in history and character, the original windmill is understood to have operated under sail until the late 1870s before later being converted to steam power. Following a period of dereliction, the building was converted into residential accommodation, with substantial rebuilding and extension works subsequently creating the impressive and highly individual home seen today.

The property combines extensive traditional living accommodation with the remarkable four-storey circular windmill tower, retaining a wealth of character features including exposed beams and timbers, unusual circular rooms and the distinctive boat-cap roof with weather vane.

The main residence offers particularly generous and versatile accommodation, with a substantial lounge featuring an impressive carved fireplace and minstrel gallery, a fitted kitchen, utility, conservatory and family bathroom.

A superb master bedroom suite provides considerable space together with a mezzanine dressing area, additional office/occasional bedroom and an en-suite bathroom incorporating its own sauna.





The original windmill tower is accessed from the main accommodation and provides four further levels of fascinating living space. The ground floor features a circular sitting room/bar, with bedrooms occupying the first and second floors, while the uppermost level provides a superb study/playroom beneath the characterful boat-cap roof.

Externally, the property occupies established and well-stocked grounds with lawns, mature trees and shrubs, stone and granite pathways, terraces and an ornamental pond/water feature. Further features include a detached double-width garage, useful garden stores and outside WC, while distinctive period details such as the traditional red post box add further individuality to this remarkable home.

Situated in the sought-after South Staffordshire village of Little Saredon, the property enjoys a semi-rural Hamlet setting while remaining well placed for Cannock, Wolverhampton and surrounding towns, together with access to the A5, A34, M6, M6 Toll and wider Midlands motorway network.

The Windmill is a property that simply cannot be appreciated from photographs or a floorplan alone, and an internal viewing is strongly recommended to experience the scale, character and extraordinary layout of this unique landmark home.

Reception Hall

A characterful entrance to the property with hardwood entrance door, oak flooring, wood panelling and exposed timbers.

Lounge – 26'4" x 15'3" (8.03m x 4.65m)

An impressive principal reception room featuring exposed timbers and central truss, together with



a substantial carved fireplace with mantle, inset marble and log burner. French doors lead into the conservatory, while a feature open-tread staircase rises to the minstrel gallery.

Mezzanine Gallery – 6'0" x 8'0" (1.83m x 2.44m)
Overlooking the lounge and providing an attractive additional character feature, with access to loft storage.

Breakfast Kitchen – 12'7" x 11'8" (3.84m x 3.56m)
Fitted with an extensive range of wall and base units, granite work surfaces and matching granite sink, together with a range-style cooker and integrated appliances.

Utility Room – 7'10" x 4'5" (2.39m x 1.35m)
Providing further storage and appliance space and also housing the boiler.

Conservatory – 10'9" x 16'3" (3.28m x 4.95m)
A generous additional reception space enjoying views and access onto the surrounding gardens.

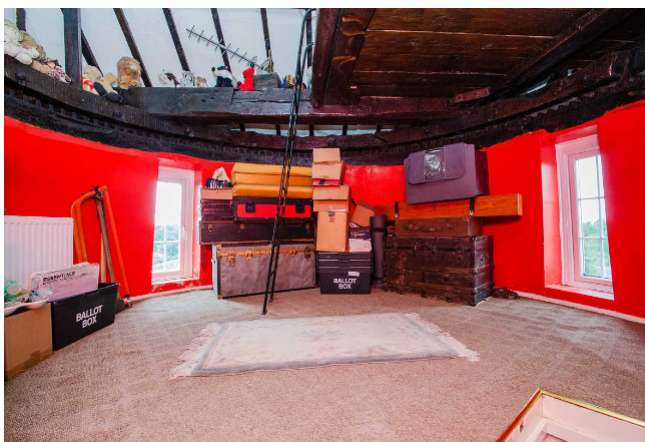
Family Bathroom – 8'3" x 9'10" (2.52m x 3.00m)
A spacious bathroom incorporating a freestanding bath, separate shower enclosure, WC and vanity wash basin.

Master Bedroom Suite
Master Bedroom – 16'7" x 21'10" (5.05m x 6.65m)
An exceptionally spacious bedroom showcasing exposed beams and roof trusses, with two spiral staircases providing access to the adjoining mezzanine and additional accommodation.

Mezzanine Dressing Area
A distinctive mezzanine-level dressing area set amongst the exposed roof structure.

Occasional Bedroom/Sung/Loft
A versatile additional room suitable for use as a





home office, dressing room or occasional bedroom with trap door to the en-suite.

En-Suite Bathroom & Sauna – 10'0" x 10'9" (3.05m x 3.28m)

A particularly unusual feature incorporating a Jacuzzi bath with gold plated taps, separate shower and private sauna.

The Original Windmill Tower

One of the defining features of the property is the original four-storey windmill itself, now incorporated into the main residence and providing highly individual accommodation over four levels.

Ground Floor – Circular Sitting Room/Bar

Approximately 16'6" (5.03m) average diameter, with fitted bar and character features.

First Floor – Bedroom

Approximately 15'5" x 12'0" (4.70m x 3.66m), predominantly circular in design.

Second Floor – Bedroom

Approximately 14'0" (4.27m) diameter, featuring exposed beams and an open-tread staircase rising to the upper floor.

Third Floor – with Mezzanine

Approximately 12'0" (3.66m) diameter, positioned beneath the distinctive boat-cap roof and featuring exposed beams and windows overlooking the surrounding area.

Outside

The property is complemented by attractive, mature gardens extending around the residence, incorporating lawns, established planting, mature trees and shrubs, stone and granite pathways, terraces and an ornamental pond with water feature.



A driveway provides access to the property and leads to the **detached double-width garage** – 19'0" x 18'0" (5.79m x 5.49m), which features an electric up-and-over door and useful loft storage.

Additional external features include an outside WC, garden stores and a number of attractive architectural details throughout the grounds.

This is a genuinely rare opportunity to acquire one of South Staffordshire's most recognisable and individual homes – a property offering not only extensive family accommodation, but a fascinating piece of local history.

VIEWING:

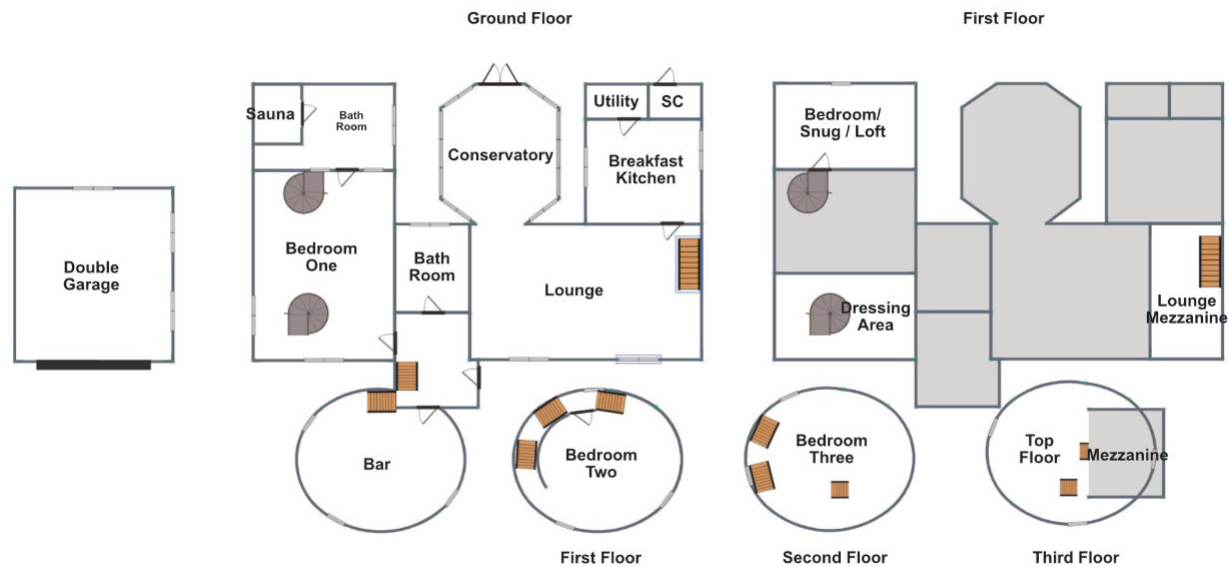
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	49 E	
21-38	F		
1-20	G		

