



The Water Mill
Stretton ST19 9LH

peterjames
PROPERTY

The Water Mill

Tettenhall – 8.4 miles

Wolverhampton – 9.2 miles

(Distances are approximate)

A stunning detached four bedroom Grade II listed former Water Mill * Set within 0.5 acres * This fully renovated property has been sympathetically restored to showcase the original features throughout

The Water Mill is set within 'Stretton Mill'; amongst a Grade II listed Farmhouse (formerly the miller's cottage) and a small collection of attractive barn conversions, where The Water Mill is undoubtedly the jewel in the crown.

Accessed via a peaceful no-through lane with a large gated driveway located only a short distance from the rural village of Brewood

The Water Mill represents a perfect fusion of industrial heritage and characterful charm blended with the convenience of modern living and 21st century technology

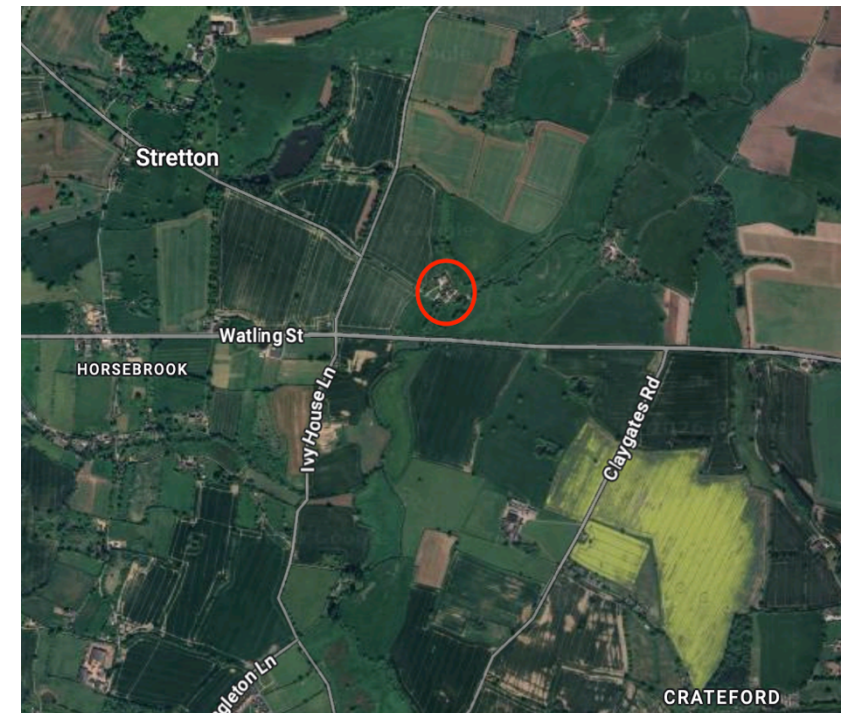
The property represents a truly unique opportunity for those with a love of nature with a variety of wildlife, including a kingfisher, being regular visitors to the mill pond and surrounding gardens.



A glazed Entrance Hall opens onto the elevated deck where the oak framed glazing offers spectacular views over the idyllic mill pond, gardens and countryside beyond – this space also benefits from solar powered Velux windows with blackout blinds allowing an abundance of natural light * On the same level is a Utility room / laundry * downstairs W/C

A few steps take you to a generously proportioned Living Room showcasing original oak beams, solid oak flooring, mill stones dating back to the mid 19th century and exposed original mill machinery – ideally arranged for family entertaining * Beautifully styled contemporary Dayrooms Kitchen featuring integrated Neff ovens, induction hob, integrated dishwasher, microwave, fridge and freezer * A solid oak staircase takes you down to a beautifully appointed Snug where locally sourced bespoke oak cabinetry sits either side of a multi-fuel burner

Second Floor Accommodation * Beautiful landing with exposed oak beams * Principle Bedroom with exposed timbers and solid oak flooring - Ensuite Bathroom with bath and walk-in shower and separate Dressing Room * Further Bedroom with ensuite shower room * The solid oak staircase takes you up to the third floor accommodation where there is a further substantial double bedroom, with a large solar powered Velux window (also with blackout blinds) which draws the eye to attractive views over the millpond and gardens * A spacious ensuite with freestanding roll top bath * On this floor is a further double bedroom with ensuite shower room





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Ground Floor Basement * Well Appointed Office Space finished to a high standard featuring stone tile floor and feature radiators * Spacious Gym – which would equally make for a fantastic games or cinema room * Machine Room with Worcester boiler, hive smart heating * Workshop space sits seamlessly alongside the incredible original mill machinery * The property features oil fired central heating with smart oil level monitor * Double Garage with upstairs loft area accessed via a bespoke galvanised metal external staircase * Drainage is to a Klargester sewage treatment plant

Our Current Vendors have integrated the latest technology including a multi zoned Hive smart heating system. Ultrafast FTTP internet with WiFi access points throughout the house and garden. Smart integrated Phillips Hue lights with motion sensors

The Water Mill's substantial surrounding gardens are appointed magnificently with the mill pond being the main attraction * Lawns and more formal planting with mature flower beds, can be found closer to the house which gives way to more natural areas towards the mill pond; the resident wildlife is best observed from the comfort of the swinging chair in the garden

A delightful, secluded stone patio can be found overlooking the pond with stunning, far reaching countryside views of Staffordshire and Cannock Chase. This offers a wonderful setting for relaxed dining or Summer entertaining or simply wildlife watching * A further seating area is located in the rear garden * The external mill-wheel has been restored preserving what is an incredible original feature * The driveway is gated and provides ample parking for multiple vehicles * Irrigated raised beds provide an ample supply of soft fruit throughout the summer months



EPC - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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Set within the picturesque Staffordshire countryside, The Water Mill enjoys a peaceful, idyllic setting whilst remaining conveniently close to a range of everyday amenities. Nearby Brewood and Penkridge offer an excellent selection of independent shops, cafés, traditional pubs, supermarkets and essential services, with larger retail and leisure facilities available in Stafford, Cannock and Wolverhampton. The surrounding area is renowned for its scenic walking routes, open countryside and canal side walks, making it ideal for those seeking a semi-rural lifestyle with easy access to local amenities.

The property is well placed for a number of highly regarded schools catering for all age groups. Nearby options include St Mary and St Chad CofE First School, St Mary's Catholic Primary School and Brewood CofE Middle Academy, all located within the popular village of Brewood. Independent education is also available at St Dominic's Grammar School, whilst further secondary schooling can be found in Penkridge and surrounding areas, making the location particularly appealing for families.

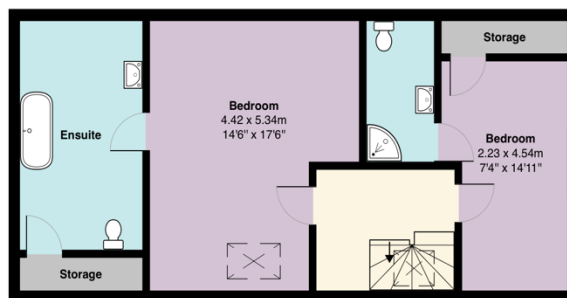
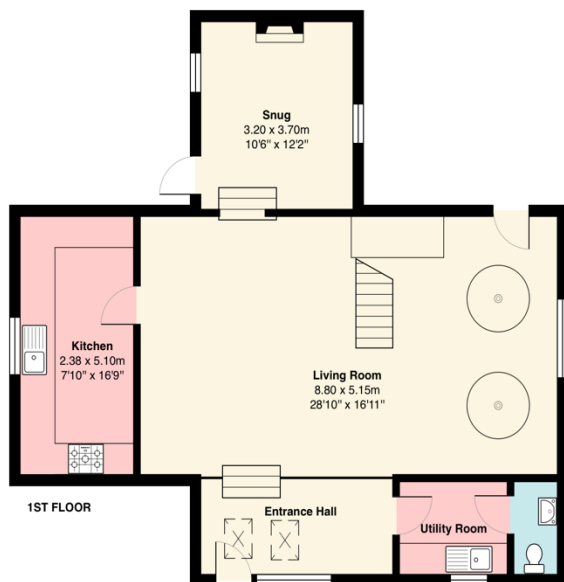
Despite its tranquil setting, The Water Mill benefits from excellent transport connections. Penkridge railway station is within easy reach and provides regular services to Stafford, Birmingham and beyond. The property is also conveniently positioned for access to Stafford, Wolverhampton and Telford, with Birmingham International Airport approximately an hour away by car.



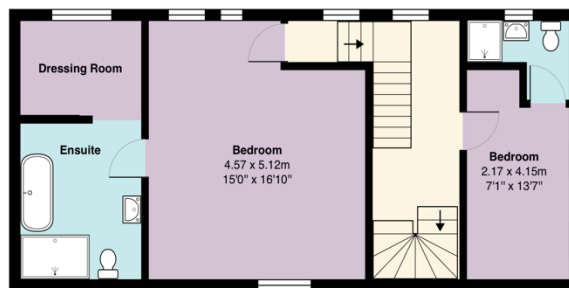
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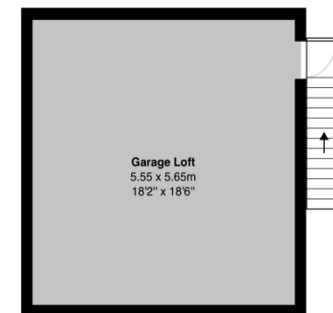
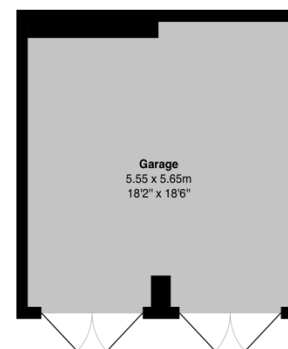
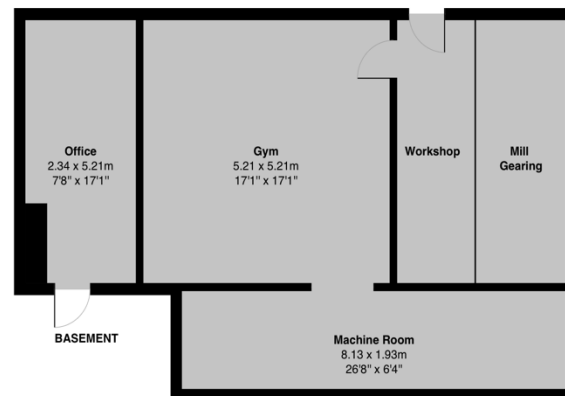
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3RD FLOOR



2ND FLOOR



Total Area: 345.7 m² ... 3721 ft²

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

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