



AFFCOT MILL, AFFCOT, CHURCH STRETTON SY6 6RL

OFFERS IN THE REGION OF £450,000

Wrights
Estate Agents

Established 1972

AFFCOT MILL

AFFCOT
SY6 6RL

- Grade II semi-detached residence
- Beautiful country setting
- Shared private driveway
- Versatile accommodation
- Many character features
- Requires modernising
- Mainly stone construction
- Accommodation on three floors
- Self contained annexe
- Gardens and grounds extending to around 1.35 ACRES
- No upward chain
- Viewing highly recommended
- See plans & what3words direction on the rear of the brochure

Set back from the country lanes along a private, no through track this property is nestled below Wenlock Edge in an area of outstanding natural beauty (AONB), but still within easy reach of Ludlow, Church Stretton, and Shrewsbury.



X 6		Ludlow 12 miles
X 2		Church Stretton 6.5 miles
X 3		Shrewsbury 19 miles Ludlow 12 miles Birmingham 56 miles



ABOUT AFFCOT MILL

Formerly a corn mill, now a character residence dating from the late 18th century with two adjacent homes.

Stone construction with plain tiled roof. Affcot Mill comprises of two storeys and two attic bedrooms, (five to six bedrooms in all.)

The accommodation also includes the old mill room, laundry, larder, sitting room, shower room, bathroom, and a rear annexe with a large open plan living/kitchen /bedroom area, and bathroom.

The Property stands in around 1.37 acres of gardens and woodland.

This property is ready for someone to sympathetically restore and refurbish to their own requirements.

The grounds could be landscaped, re-wilded and developed to own requirements (subject to planning permission)

Set in the Shropshire hills close to The Folly, Wenlock Edge and the market town of Church Stretton.

ACCOMMODATION

Open PORCH with wooden front door to:

Former OLD CORN MILL ROOM with brick flooring, ceiling beams, two front windows, glazed sink, understairs storage cupboard and glazed door to the timber frame garden room.

ENCLOSED STAIRCASE from the corner of the Old Corn Mill Room to an L-shaped second lobby that connects to bedroom one on the first floor, and the annexe.

INNER LOBBY AND PANTRY (ground floor) with window.

SITTING ROOM with brick fireplace and open grate. French door to front drive. Two front windows, Two recessed wall cupboards with shelving Below, and night-storage heater. Staircase from the corner of the sitting room to:

FIRST FLOOR LANDING leading to bedroom one and two, and separate shower room. Window to the rear.

First Floor **BEDROOM 1** with wood panelled ceiling, ceiling beam, front window, fireplace and door the en-suite shower room.

EN-SUITE BATHROOM with white suite with panelled bath, WC, and washbasin. Front window and airing cupboard with hot water cylinder, and shelving.

First floor **BEDROOM 2** with wood panelled ceiling, fireplace, night Storage heater, ceiling beams, and front window.

SHOWER ROOM ceramic tiled floor, fully tiled walk in shower enclosure, wash basin with tiled splashback and airing cupboard with housing hot water cylinder.



ACCOMMODATION continued...

Rear LANDING/BEDROOM with two windows and internal window. Archway with door to:

Spacious SELF-CONTAINED ANNEXE with KITCHEN AND LIVING AREAS

comprising wood boarded floor, and panelled ceiling, kitchen area with breakfast bar, wall shelves and sink unit. Night-storage-heater, log burner, two skylight windows,



LIVING AREA with two windows. Glazed French window with side windows to garden. Glazed door with side windows to the timber frame garden room.



EN-SUITE BATHROOM with wooden floorboards, white suite with panelled bath, tiled surround, and 'Triton' shower over, WC, and washbasin. Skylight window.



ACCOMMODATION continued...

SECOND FLOOR LANDING with access to bedroom three and four.

BEDROOM 3 with wood panelled ceiling, wrought iron fireplace, night storage heater, and skylight window

BEDROOM 4 with wood panelled ceiling, night storage heater, fireplace, and skylight window.



OUTSIDE The main property faces the driveway with the annexe to the RH side. There is a separate garden area to the rear of the annex, and the land lies mainly to the right-hand side of the house. From there it runs up towards the woodland that is visible on the site plan. A large area of the land has been planted with native trees and the remainder is ready to be re-planned and landscaped to provide the main house with gardens that suit the buyer's own requirements.

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains electricity is connected, the water supply is from a shared well, and there is septic tank drainage.

COUNCIL TAX Band 'F'

WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ
Tel: 0845 7500 500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

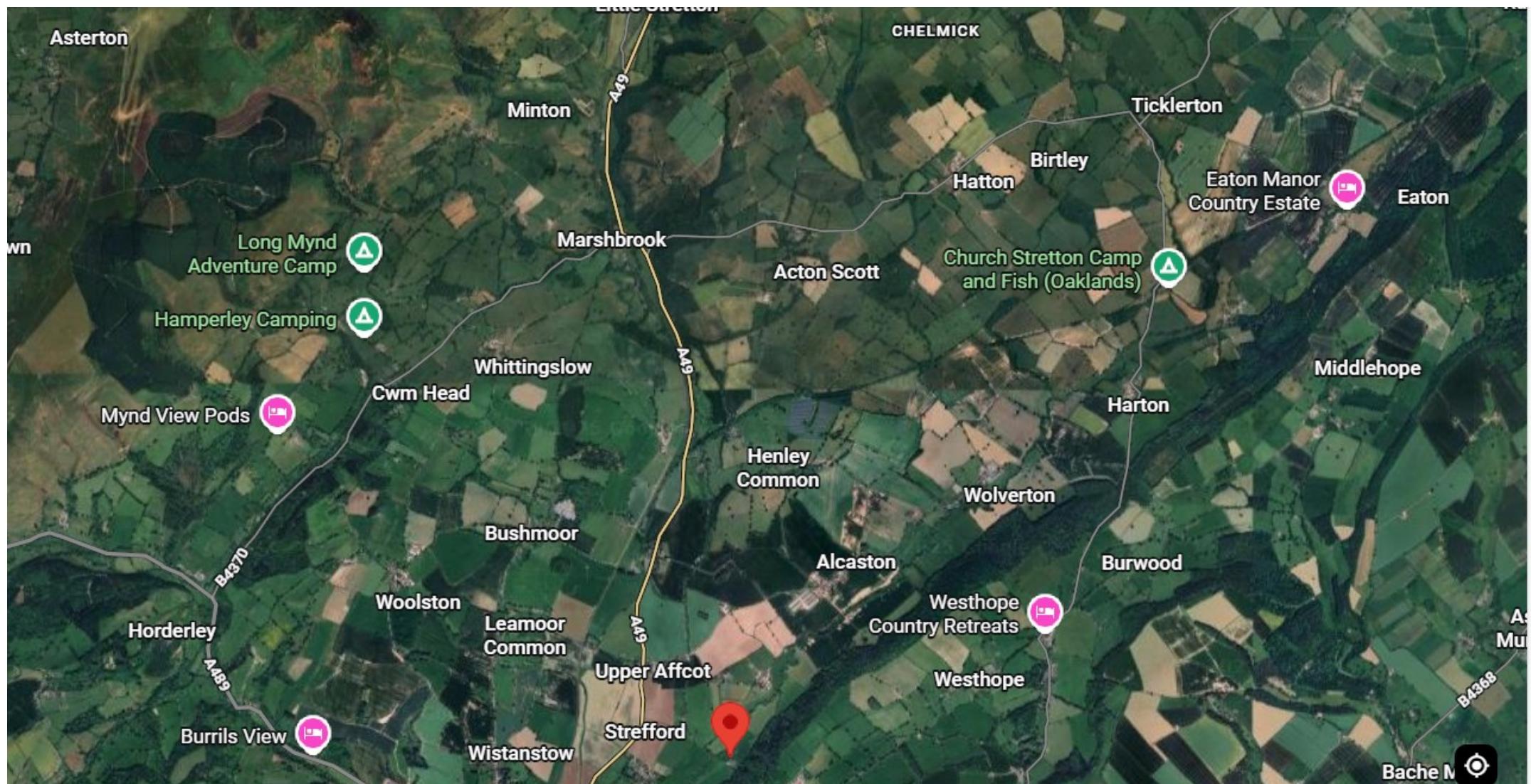
VIEWING By appointment through **WRIGHTS ESTATE AGENTS**—Tel 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12
Email: sales@wrightschurchstretton.co.uk

IMPORTANT NOTICE: Floor plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Wrights Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view.



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