

**FOR SALE**

Offers in the region of £565,000

The Old Mill House Sandford, Whitchurch, SY13 2AW

The Old Mill House was built by Lord Sandford in 1728 and replace a former mill on the same site. The property is Grade II Listed mill which still retains the original mill wheel and its gears. The property is well presented and offers spacious accommodation. There is a reception hall with the mill gears, large lounge / diner with feature fire place, kitchen wonderful garden room extension with views over the mill race. There are three bedrooms, two bathrooms, views over Sandford Pool, ample parking, summer house and landscaped gardens.



Whitchurch 4 miles, Nantwich 16 miles, Shrewsbury 16 miles, Market Drayton 7 miles. All distances are approximate.



- Charming 18th Century Mill
- Grade II Listed, Period Features
- Hall, Lounge/Diner, Garden Room
- Kitchen, Cloaks, Inner Hall
- Three Bedrooms, 2 Bathrooms
- Landscaped Gardens, Parking

LOCATION

The property is located in the rural hamlet of Sandford which is 4 miles South of Whitchurch on the A41. Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. Whitchurch also has a railway station with good access to Crewe and the West Coast Mainline.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

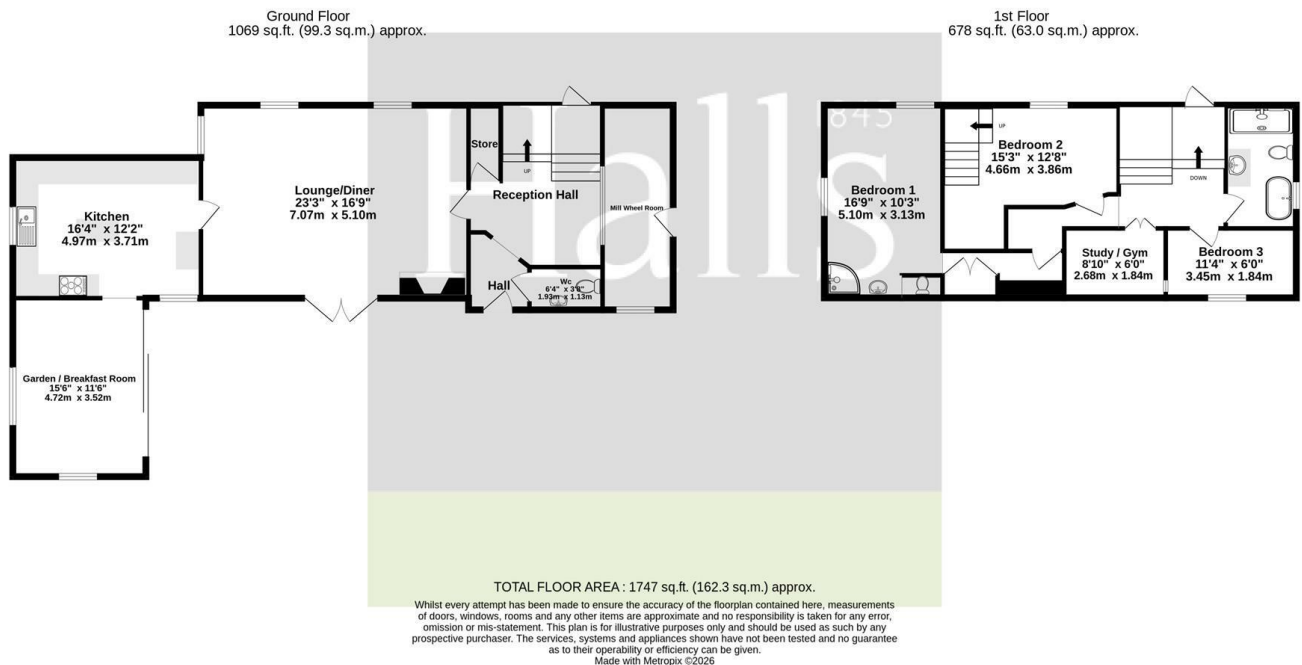
Local recreational facilities include the highly regarded Macdonald Hill Valley Hotel, Spa and Golf Course, with a further quality golf course located at nearby Hawkestone. A short drive to Shrewsbury provides a wider range of facilities of all kinds.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell The Old Mill House by private treaty.

The property built in 1728 by the then Lord Sandford replaced a former mill on the same site. The property is Grade II Listed and still retains many of its original features including the mill wheel and gearing. The mill was converted into a home in the early 2000's and it comprises an entrance hall with stone floor and space for a bench. There is a door to the cloakroom with W.C and wash hand basin. There is a large inner hall with feature original gears for the mill wheel and a feature staircase. There is also a useful store room in the hall. From the inner hall is large and open living room with dining area. There is a feature fire place with log burner and elevated windows which once formed the shoots for the grain to be poured into the mill. There are double doors to the gardens and pleasant seating area over looking the mill race. There is a fully fitted kitchen with an excellent range of cupboards, central island, space and plumbing for a dishwasher, washing machine, space for fridge freezer and a range style cooker. Off the kitchen is a new extension which is currently being used as a garden and breakfast room. There are large sliding doors overlooking the gardens and windows to the mill race.

The stairs ascend from the inner hall to the first floor landing where there are exposed timbers and a door that opens and has a pleasant outlook over Sandford Pool. To this floor is a master bedroom with feature exposed timbers, window with view over the lake, fitted wardrobes and an en-suite with shower, wash hand basin and W.C. There is a large second bedroom which has a window overlooking the lake and a mezzanine bed / study area. There is a single bedroom to the front with fitted cupboards and adjacent to this is a room that is currently being used as a small exercise room / gym. Off the landing is a modern bathroom suite with bath, sunken shower, low flush W.C and wash hand basin.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



OUTSIDE & GARDENS

The property is accessed off the A41 to a shared private drive with Sandford Hall. There is full rights of way along the driveway leading to the property. There is a parking area suitable for many cars including either a caravan / motorhome. There are landscaped gardens to the front of the property, round to either side and leading down to the mill races. There is a summer house with power and lighting and this also has a store room to the rear. There is a further garden shed and greenhouse.

To the side of the house there is a door that opens into the wheel house with the mill wheel still in place. This room also houses the LPG boiler and is used as a log store.

DIRECTIONS

From the centre of Whitchurch, drive out on Sedgford Road and go straight over the round about onto the Prees Road. Take the second exit at the following round about onto the A41. Stay on the A41 for approximately 2 and a half miles, just South of Higher Heath. The property is located down a long, shared private driveway.

WHAT 3 WORDS

///clauses.bonnet.fattening

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

SCHOOLING - PREES

The property lies within a convenient proximity to a number of well regarded state and private schools including Lower Heath CE Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.



VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1739 310126

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

COUNCIL TAX - SHROPSHIRE

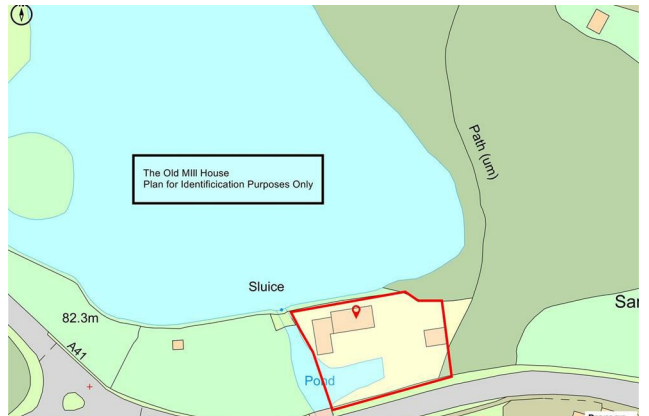
The current Council Tax Band is 'E' on the Shropshire Council Register.

SERVICES

We believe that mains water and electricity and are available to the property. Drainage is to a septic tank. There is a holding tank which is then pumped up the lane to the main tank. The heating is via an LPG fired boiler to radiators.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.



FOR SALE

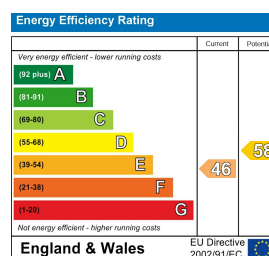
The Old Mill House Sandford, Whitchurch, SY13 2AW



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.