



Mill House

Cruckmeole, Hanwood, Shrewsbury, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautiful Grade II listed village house with superb orangery, triple garage and delightful gardens

Mill House is a delightfully spacious, characterful and light Grade II listed property with flexible living and entertaining accommodation. There is the benefit of a large driveway, triple garage and gardens extending to 0.69 acres



5 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



TRIPLE GARAGE



0.69 ACRES



FREEHOLD



COUNTRY



3,728 SQ FT



**GUIDE PRICE
£950,000**



The property

Mill House is a characterful and spacious period home offering an exciting opportunity to live in a village close to Shrewsbury town centre. Grade II listed and reputedly dating from the C17th in recent years the property has undergone considerate and gentle restoration, extension and refurbishment under the supervision of the architect Graham Moss and master carpenter David Orton. Today the property is a beautifully proportioned country house of the utmost charm.

Period features and architectural details provide immense interest and character both internally and externally. Internally these details include limewashed stone and brick to the porch walls, wooden beams, hand carved staircase, panelled doors and wonderful inglenook fireplace to the sitting room. Externally the limewashed stone and brick is complemented by the new wing in handmade unpainted brick, clay pantile catslide roof, casement windows and a fine glazed roof lantern to the garden room create a pretty and impressive exterior.

The wide front door opens to the useful porch leading to the welcoming wide reception hall. The sitting room, study and drawing room all enjoy excellent proportions and offer flexible accommodation for both entertaining and family living. The heart of this special home is to the rear with the breakfast kitchen facing the private grounds with two NEFF ovens and two sets of french windows uniting the inside and outside. The recent addition orangery is an impressive day to day living space with beautiful garden views. The useful utility, store room and cloakroom with WC complete the ground floors.

Four double bedrooms lead off the L shaped first floor landing and are complemented by three bathrooms. Two of the bedrooms feature dressing rooms. To the upper floors are two further bedrooms in the eaves of Mill House.

Heritage: Grade II listed entry number 259476



Outside

Externally, Mill House is set within 0.69 acres of mature parkland style gardens. Mature specimen shrubs, herbaceous planting, a selection of interesting trees and lawn are complemented by al fresco seating and dining areas that have been created maximising the sunny aspects throughout the day. There is an attractive shady woodland walk to the rear boundary and productive kitchen garden area with three raised beds, fruit cage and Victorian style brick and wooden greenhouse.

A gate leads to a secluded walled Mediterranean style garden which features scented lavender and roses with path leading to the front door. The large gravel driveway offers parking for numerous vehicles and leads to the triple garage fitted with electric opening doors, power, lighting and electric vehicle charging point, along with a storage room above.

Location

The Mill House is located in the pretty hamlet of Cruckmeole, just five miles South West of the County Town of Shrewsbury. The village of Hanwood features a post office and a public house. Shrewsbury provides a wide range of shopping, leisure and social facilities, along with a good selection of schools.

The Road communications are excellent with the A5/ M54/A483 linking through to Telford, the West Midlands, Chester and the national motorway network beyond.

Directions

Post Code SY5 8JN

what3words: ///paintings.dabble.quote

Distances

- Shrewsbury 5 miles
- Welshpool 17 miles
- Telford 18 miles
- Oswestry 19 miles
- Birmingham 52 miles
- Chester 44 miles
- Aberdovey 64 miles

Nearby Stations

- Shrewsbury

Key Locations

- Earls Hill Nature Reserve
- Stiperstones National Nature Reserve
- Theatre Severn
- Shrewsbury Market Hall
- River Severn
- National Trust, Attingham Park
- National Trust, Carding Mill Valley

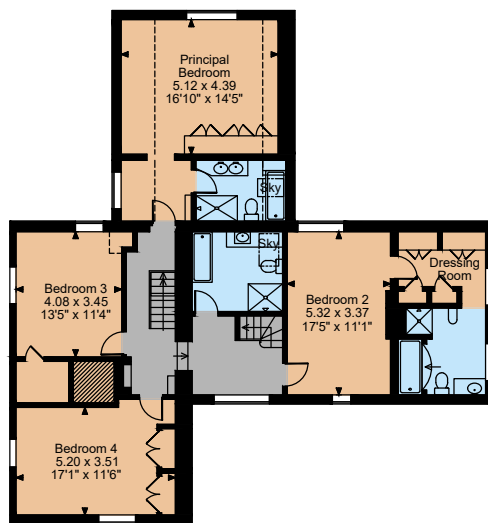
Nearby Schools

- St Thomas and St Annes Primary
- Trinity C of E Primary School
- Coleham Primary School
- Shrewsbury School
- Shrewsbury High School GDST
- Mary Webb School and Science College
- Prestfelde
- Severnvale Academy
- Shrewsbury College
- Meole Brace School
- The Priory School
- Concord College

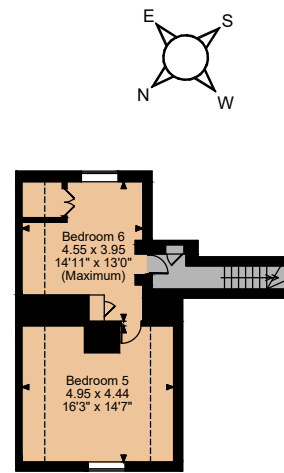




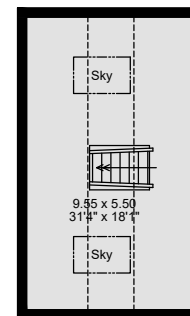
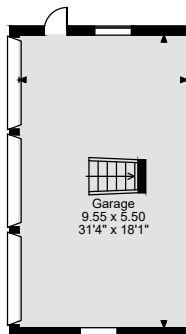
Ground Floor



First Floor



Second Floor



Floor Above Garage

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 3,728 sq ft (346 sq m)

For identification purposes only.

General

Local Authority: Shropshire Council

Services: Mains electricity and water. Planning permission granted for solar panels (Prospective purchasers are advised to make their own enquiries of the local planning authority. Gas central heating. Under floor heating to orangery. Drainage to septic tank that we understand complies with current regulations.

Council Tax: Band F

EPC Rating: D

Agents note: UK Power Networks pay an annual fee for the electricity pole in the garden. The windows have all been replaced with double glazing.

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

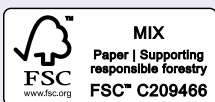
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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