



Mill House
Walcot, Telford, Shropshire

A handsome property with extensive outbuildings with planning permission, stabling, a manège and 5.13 acres

An attractive generously-proportioned five bedroom family home configured to maximise the stunning views over The Wrekin and benefitting from planning permission for the development of its barns to residential accommodation. It occupies an elevated position in a picturesque and highly-convenient village, near to wider village and town centre amenities and the motorway network



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



BARNs WITH PLANNING PERMISSION



STABLING, MANÈGE & 5.13 ACRES



FREEHOLD



VILLAGE LOCATION



4,665 SQ FT



GUIDE PRICE £1,100,000

The property

Mill House is a period family home offering almost 4,700 sq ft of light-filled flexible accommodation arranged predominantly over three floors. Configured to provide an elegant and practical living and entertaining environment maximising the stunning views, the generously-proportioned accommodation flows from welcoming reception and inner halls with useful storage and cloakroom. It comprises a 36ft part-beamed wooden-floored drawing and dining room with a contemporary inset fireplace and two large side bays, both with doors to the garden, and a sitting room with a feature open fireplace and double doors to a conservatory with a vaulted glazed roof, wooden flooring and French doors to the garden. The ground floor accommodation is completed by a vaulted dual aspect kitchen/breakfast room with a range of wall and base units including a breakfast bar, complementary work surfaces, an Aga, modern integrated appliances and a walk-in pantry. The property also benefits from generous cellarage, suitable for numerous uses.

The first floor provides three double bedrooms, two with feature fireplaces and the third with fitted storage, along with a family bathroom with freestanding bath, shower enclosure and a separate WC. A separate staircase rises from the inner hall to a generous laundry room. The second floor houses a further double bedroom with feature fireplace and a principal bedroom with feature fireplace, two walk-in wardrobes, one with access to a store room, and an en suite bathroom with corner jacuzzi bath.

Outside

The property is approached via a long driveway that provides private parking near the house and stables and gives access to a detached garage with log store; a stable block with five loose boxes; feeding and tack rooms; hardstanding; a 48ft Shipham barn; and a two-storey workshop outbuilding. Planning permission has been granted for the conversion of the barns into additional residential accommodation. Planning reference: TWC/2015/0915



Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

The well-maintained, landscaped garden surrounding the property is mainly laid to lawn, bordered by well-stocked flower and shrub beds. It features a summer house with a decked terrace, and a raised paved terrace accessed from the drawing and dining rooms — ideal for entertaining and al fresco dining, while enjoying far-reaching views across the property's stock-fenced paddocks, all-weather manège and surrounding countryside.

Location

Located in the sought-after village of Walcot, this home provides a serene retreat with easy access to Telford, Shrewsbury, and the wider Shropshire area. The village offers a peaceful rural atmosphere, with local amenities, schools, and transport links within easy reach.

The area is well-connected for commuters, with excellent road and rail links to nearby towns and cities. The local area has also been a significant draw for the owners. They describe the village as a welcoming, tight-knit farming community, with friendly neighbours who share the same appreciation for the peace and quiet that the area offers. Schools and sports centres are conveniently located nearby, further enhancing the home's appeal to families seeking a balance of rural living and access to essential services.

Directions

Post Code TF6 5ER

what3words: ///centuries.uncle.rocked



Distances

- Wellington 3 miles
- Telford 5 miles
- Shrewsbury 6 miles
- Birmingham Airport 47 miles

Nearby Stations

- Wellington
- Telford

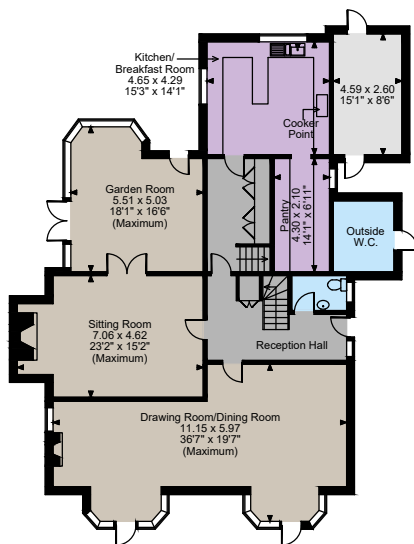
Key Locations

- Hodnet Hall Gardens
- Attingham Park National Trust
- Haughmond Abbey
- Alderford Lake
- Ludlow Castle
- Hawkstone Park Follies
- Shrewsbury Museum and Art Gallery
- The Quarry Park
- Theatre Severn

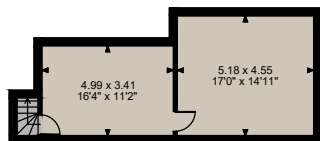
Nearby Schools

- The Old Hall School
- Wrekin College
- Shrewsbury High School for Girls
- Shrewsbury School
- Adcote School for Girls
- Concord College
- Ellesmere College
- Moreton Hall
- Allscott Meads Primary School
- St Lucia's CofE Primary School

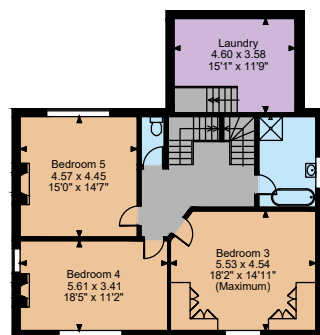




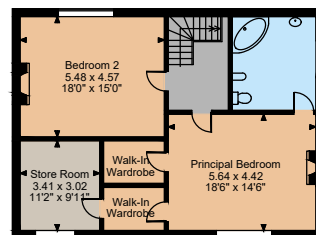
Ground Floor



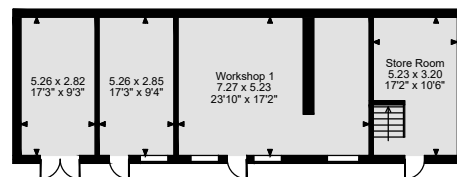
Cellar



First Floor



Second Floor



Floor Above Workshop

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

Main House internal area 4,665 sq ft (434 sq m)

Outbuildings internal area 3,114 sq ft (290 sq m)

For identification purposes only.

General

Local Authority: Telford and Wrekin Council

Services: Mains electricity and water, private drainage that we understand does not comply with current regulations. Oil-fired central heating.

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

Council Tax: Band G

EPC Rating: F

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

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

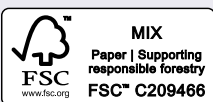
Agents note: Planning reference: TWC/2015/0915

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