



HEM MILL
THE HEM | SHIFNAL

BERRIMAN

EATON





HEM MILL | THE HEM | SHIFNAL | SHROPSHIRE | TF11 9PT

An enchanting residence standing within almost ten acres of grounds in total, which includes a two acre lake, in a delightful Shropshire setting which is within convenient travelling distance of Shifnal, Telford and the motorway network.

There are a range of outbuildings which have current planning permission to provide garaging, a hobbies room overlooking the lake and an agricultural store building.

LOCATION

Hem Mill stands in a charming, backwater setting and is surrounded by glorious, open Shropshire countryside. Despite the rural idyl the residence is still within easy reach of Shifnal Town Centre with its wide range of local facilities and the extensive amenities provided by the former new town of Telford.

Communications are excellent with the M54 being within a few minutes' drive facilitating fast access to Shrewsbury, Birmingham and beyond and train stations in both Telford and Shifnal with direct services to Birmingham and London Euston.

DESCRIPTION

Hem Mill is an exceptionally attractive period property which is believed to date from the 17th Century and which has lovely accommodation over three storeys which is particularly flexible in use. The house has been superbly maintained and improved by the current sellers during their tenure and benefits from fixtures and fittings of the highest quality throughout.

One of the principal attractions of Hem Mill is the fine grounds within which it stands. There are sweeping lawns and external living areas surrounding the property and a two acre lake. The whole estate offers an enviable lifestyle opportunity. There is a working wheel, the wheel can export up to 18KW on tariff bases or used personally to reduce electricity bill or even used for charge battery storage. We have the exporting and personal usage at present. The system is 3phase.

ACCOMMODATION

Steps and a paved path lead to the lower level terrace with a front door opening into the DINING ROOM with a beamed and raftered ceiling, a low inglenook brick fireplace with inset beam above and wood burning cast iron stove, a cloaks and storage cupboard and an open doorway through into the SITTING ROOM which could equally be a fine office for those wishing to work from home with a beamed and raftered ceiling, inset log burning stove and an open arch into a FAMILY ROOM which is a delightful winter living space with a beamed and raftered ceiling. A further open doorway from the dining room leads to the BREAKFAST KITCHEN with a full range of wall and base mounted cabinetry with granite working surfaces and a contrasting centre island with breakfast bar with granite top, inset electric hob and rising tower extraction fan. There is an electric oven, combination microwave oven and grill with warming tray beneath, wicker basket drawers, an undermounted ceramic sink and a dishwasher. The entire room has integrated lighting and there is a beamed and raftered ceiling and a stable style external door. There is a walk in pantry and a well appointed GUEST CLOAKROOM with Heritage suite.

An oak staircase rises from the dining room to the middle level floor with a galleried landing with a beamed and raftered ceiling and integrated ceiling lighting. The PRINCIPAL SUITE has a double bedroom with a beamed and raftered ceiling, a light through aspect and a well appointed EN-SUITE SHOWER ROOM with Heritage suite. BEDROOM TWO is a good double room in size with a beamed and raftered ceiling and corner aspect and BEDROOM THREE is, again, a good double room in size with a light corner aspect and a beamed and

raftered ceiling. There is a DRESSING ROOM / BEDROOM FOUR which is fully fitted with an extensive range of wardrobes, knee hole dressing table and chests of drawers, a window overlooking the grounds and an external door. The BATHROOM has a beautifully appointed suite including a free standing bath, separate shower and a steam room.

An oak staircase rises to the upper floor accommodation which is the focal point of the living areas. The upper level is arranged to provide THREE OPEN PLAN LIVING ROOMS which can be configured to suit individual buyers requirements with windows overlooking the grounds, French doors to a terrace with a lakeside aspect and a glazed end wall overlooking the lawns with a matured tree studded backdrop. A door from the middle living room opens into a KITCHENETTE with base mounted cupboards including an integrated fridge and a sink unit with a DOUBLE BEDROOM beyond with a beamed and vaulted ceiling, exposed wall timbering, a corner aspect and an adjoining SHOWER ROOM with a well-appointed contemporary suite.

NB The entire upper floor could be utilized as an independent and self-contained annex should buyers so wish.

OUTSIDE

Hem Mill is approached over a sweeping DRIVEWAY providing ample parking. There are superbly maintained formal GARDENS surrounding the house with a matured tree studded copse providing a high degree of privacy. The lower level terrace provides a lovely under cover al fresco dining area, there is a large slate chipped courtyard and an OUTSIDE KITCHEN with tiled floor, pizza oven and stainless steel units and sink. Double doors at the front open onto a tiled terrace. In addition to the formal grounds there is a LAKE of approximately two acres in total and a working water wheel. There is an adjoining FIELD and a range of OUTBUILDINGS currently providing storage and garaging but which have planning consent for one range of the outbuildings to provide garaging and a hobbies room adjoining the lake together with a substantial agricultural building.

SERVICES

We are informed by the Vendors that mains electricity is connected, the central heating is oil fired, there is a natural spring water, treated supply and drainage is to a septic tank.

COUNCIL TAX BAND G - Shropshire

POSSESSION Vacant possession will be given on completion.

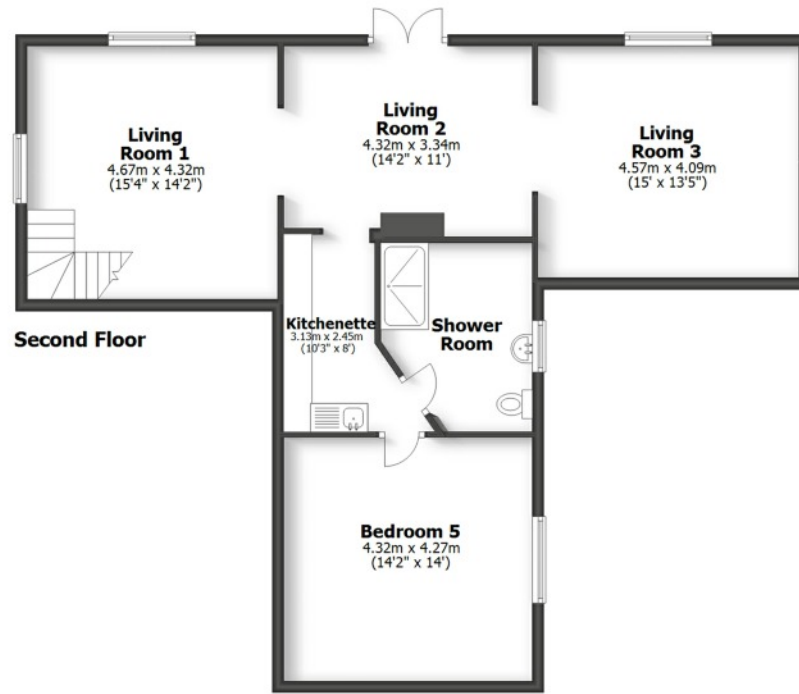
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

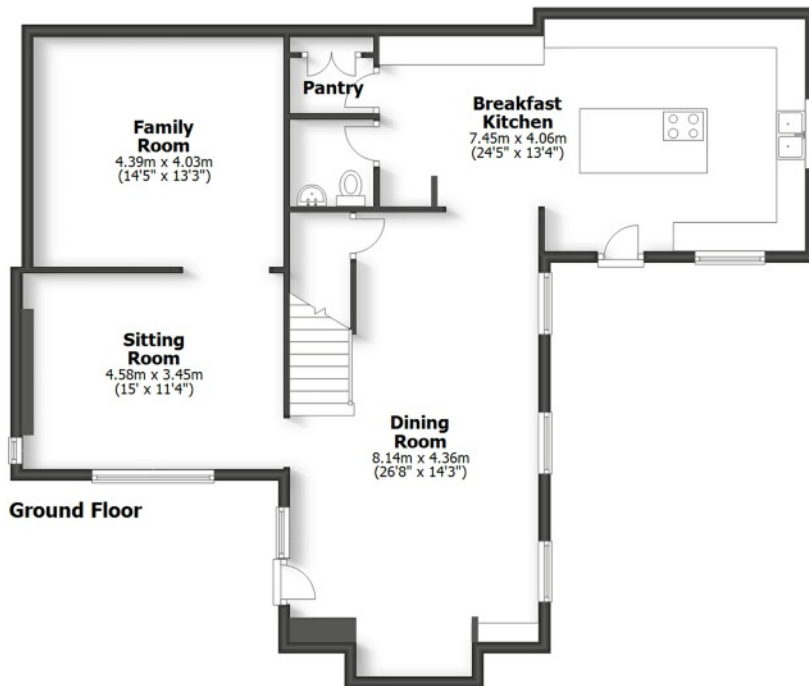


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HOUSE: 295.3sq.m. 3179sq.ft.
 OUTSIDE KITCHEN: 12.2sq.m. 131sq.ft.
TOTAL: 307.5sq.m. 3310sq.ft.

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











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