



Old Mill House, 11 Holyhead Road, Cosford, Shifnal, TF11 9JB

BERRIMAN
EATON





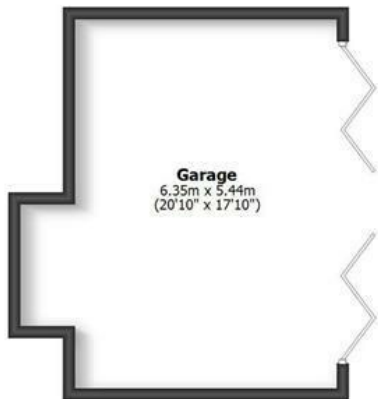
Old Mill House, 11 Holyhead Road, Cosford, Shifnal, TF11 9JB

A delightfully and conveniently situated family home which has, in recent years, been the subject of a comprehensive scheme of refurbishment and improvement throughout with extensive grounds of approximately 0.5 acres in total and delightful, matured outlooks.

OLD MILL HOUSE
11 HOLYHEAD ROAD, COSFORD

HOUSE: 253.3sq.m. 2727sq.ft.
GARAGE: 30.6sq.m. 329sq.ft.
TOTAL: 283.9sq.m. 3056sq.ft.

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



Lower Ground Floor



LOCATION

Old Mill House stands well back from the Holyhead Road (A464) in a charming, matured setting. Shifnal Town Centre lies approximately 3.5 miles to the north west with Albrighton Village Centre being approximately 2.5 miles to the east. There is easy access to the further and more extensive amenities of Wolverhampton City Centre and the former new town of Telford together with the historic market town of Bridgnorth and the area is well served by schooling in both sectors.

Communications are excellent with the M54 (J2&3) facilitating fast access to Shrewsbury, Birmingham and beyond and both Shifnal and Albrighton Trains Stations being nearby.

DESCRIPTION

Old Mill House is a substantial, family residence which was purchased by the current seller in 2018 and which has seen a comprehensive scheme of remodelling and refurbishment since that time. The property has been rewired, a new central heating system installed, the layout changed, kitchen and bathroom suites of quality have been fitted and the property has been redecorated throughout.

One of the principal attractions of the property is the superb grounds within which it stands being set well back from the road to the front behind a large and fully matured front garden with substantial, fully matured grounds to the rear providing a delightful backdrop with a stream running along one boundary.

ACCOMMODATION

Double doors set within a glazed gabled PORCH open into the HALL with oak flooring and a well appointed GUEST CLOAKROOM with a contemporary suite. The LOUNGE is a well proportioned reception room with oak flooring, a recessed Inglenook contemporary fireplace with granite hearth and raised log burning stove, a beamed and raftered ceiling, oak flooring, wiring for a wall mounted TV with wall mounted cupboards beneath and a picture window to the front. An open doorway from the hall leads to the DINING ROOM with beams and rafters to the ceiling, picture window with delightful views over the rear grounds and plantation shutters, oak flooring and glazed double doors opening into the SITTING ROOM with a light through aspect with a picture window to the front and patio doors to a timber decked and glass balustraded terrace area, a contemporary stone chimney piece with wiring for a wall mounted TV and contemporary log burner beneath standing on a granite plinth, a beamed and raftered ceiling with integrated ceiling lighting and oak flooring. The LIVING KITCHEN is the focal point of the ground floor and is of a superb size with ample space for seating and dining together with an extensive array of wall and base mounted cabinetry with contrasting centre island, all with quartz surfaces with the island having an inset breakfast bar. There is a full range of Neff appliances including an induction hob with extraction unit, two electric ovens, a combination microwave grill and oven with warming drawer beneath, two integrated fridge freezers and an undermounted sink with Quooker tap together with a dishwasher, a contemporary chimney piece with bioethanol living flame fire, two atrium lanterns over the kitchen area together with patio doors to a glass balustraded terrace to the rear, underfloor heating, a shelved storage cupboard and a door to an adjoining LAUNDRY with STORE ROOM beyond.

A staircase leads down from the living kitchen to the lower ground floor OFFICE which is an idea space for those wishing to work from home with a charming outlook over the rear gardens, tiled floor, fitted desk unit and fitted cupboards.

An oak block staircase with glazed balustrading and feature stone wall to the half landing rises from the hall to the first floor accommodation with a landing with oak flooring. The PRINCIPAL SUITE has a large double bedroom with a feature glazed front gable, fitted wardrobes, oak flooring and a stylish EN-SUITE BATHROOM with free standing bath, wall mounted vanity unit and WC with concealed flush, tiled floor and part tiled walls, integrated ceiling lighting and a window with plantation shutters. BEDROOM TWO is a good double room in size with a light through aspect with windows with plantation shutters to the front together with patio doors with plantation shutters opening onto a glass balustraded breakfast balcony to the rear, oak flooring, vaulted ceiling and fitted wardrobes. BEDROOM THREE is a good double room in size with fitted wardrobes, oak flooring and a window overlooking the rear gardens and BEDROOM FOUR is currently used as a dressing room with fitted hanging rails and shelving, oak flooring and a rear window with plantation shutters. The HOUSE BATHROOM has a superb and stylish suite with a jacuzzi style bath, separate shower with waterfall head and separate hose and a wall hung vanity unit with twin circular wash basins standing on a marble plinth with cupboards beneath, tiled floor and part tiled walls and integrated ceiling lighting.

OUTSIDE

The Old Mill House stands in a superb position within extensive grounds of approximately has an acre in total. It is approached over a GRAVELLED DRIVE which sweeps around to the front of the house and there is a detached DOUBLE GARAGE block. The lawns sweep around the property to the side to the REAR GARDEN which is beautifully matured with many fine matured trees, large areas of lawn and a meandering brook to one side. There is a superb, tree studded mature backdrop to the rear.

NB please note that there is a secondary gravelled drive to the front which is part shared access.

DIRECTIONS

Using the What3words app: [///comedians.scream.polices](https://www.what3words.com/)

We are informed by the Vendors that all mains water and electric are connected, the central heating is LPG with underfloor heating to the kitchen and hall and drainage is to a treatment plant.

COUNCIL TAX BAND F – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

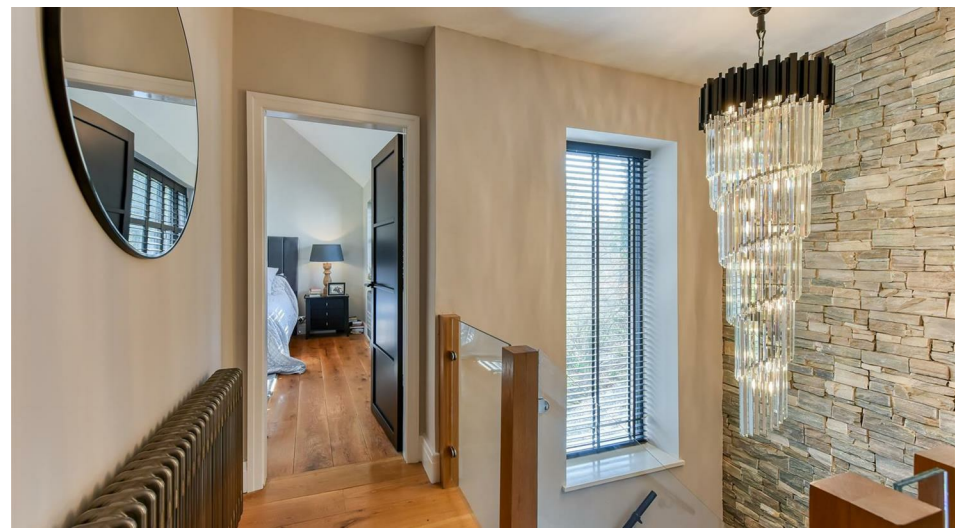
The long term flood defences website shows very low to low risk.

Offers Around £895,000

EPC: E

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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