

THE MILL HOUSE

MILL LANE • WS9 0LZ







THE MILL HOUSE

MILL LANE, LITTLE ASTON/ALDRIDGE BORDER, WS9 0LZ

A beautiful Grade II listed Water Mill, sympathetically converted into a contemporary five-bedroom home in an idyllic semi-rural location.

Ground floor

Entrance Hall • Study • Playroom/snug • Dining room/sitting room with working mill
• Kitchen/breakfast room
• Storeroom • Utility room with internal access to garage/gym • Guest cloakroom

First floor

Sitting room/entertainment room with three Juliet balconies • Bedrooms two and three both with en-suite bathrooms with walk in shower • Bedrooms four and five both with built in wardrobes
• Family bathroom with bath and walk in shower

Second floor

Principal bedroom with walk in dressing room, Juliet balcony, en-suite bathroom with freestanding tub and access to the grounds from external staircase

Outside

Double garage (currently a gym) with internal access

Approximate gross internal floor area 4,886 square feet (454 square metres)

DISTANCES

Sutton Coldfield town centre 3.9 miles • Birmingham 9.3 miles • Lichfield 7.7 miles
Birmingham International/NEC 15.7 miles • M6 (J6) 6.2 miles
(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

SITUATION

The property is located in a highly sought-after semi-rural residential location on Mill Lane, Little Aston. Just a short distance away is Mere Green, the village of Aldridge and Streetly Village together with several sought-after primary and secondary schools and train stations at Blake Street.

Sutton Park, one of Europe's largest urban parks is close by offering great scope for walking, golf and a variety of outdoor pursuits. Other recreational attractions nearby

include Little Aston Golf Club, Aston Wood Golf Club and for families there is Little Aston Park.

Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles away and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Nearby Mere Green offers a Sainsbury's and M&S supermarket, along with a selection of recently built restaurants and bars. Sutton Coldfield town centre

provides a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up to date information on school catchment areas.





DESCRIPTION OF PROPERTY

This truly unique and stunning Grade II Listed, Mill House has been exquisitely refurbished and converted into this outstanding five-bedroom family home. Offering the beauty, charm and character of a sympathetically restored Listed building with all the modern conveniences required for contemporary family living.

Set on a beautiful plot in a semi-rural location, thanks to its discrete position features private and peaceful views over the Mills lake. The property is privately gated, with a driveway leading you to the covered front door and into

the entrance hallway.

The first door to your right is the study, it has been finished to the same meticulous standard found throughout the property, featuring hardwood flooring, built in bookcase, feature brickwork fireplace with wood burning stove as well as bespoke corner windows. The playroom/snug is located next to the study and features hardwood flooring and two sets of French doors leading out to the beautifully landscaped patios.

From the entrance hall is also the guest cloakroom, the next door leads you into to the beautiful farmhouse style kitchen. The Kitchen/breakfast room is a warm and inviting space, perfect for those who like to entertain or enjoy quality family time whilst preparing in the kitchen. Featuring a central island with breakfast bar, marble countertops, slate flooring, range cooker with extractor over, framed within a traditional brickwork surround, Belfast sink, integrated dishwasher and undercounter fridge, feature Turberry woodburning stove with

brickwork surround, exposed beams and rafters throughout help capture the traditional styling of the property. A bay window and patio door lead out to the courtyard.

The beautiful kitchen has its own store with integrated fridge/freezer, which leads into the utility room, featuring a large double sink, space for washer and dryer and door to the side of the property. The Utility also leads into the integral garage/gym a versatile space with room to be used as either a double garage or a personal gym, with space for storage.

The far end of the kitchen and entrance hallway both feature steps leading to the dining and living area of the ground floor. The principal reception room is a unique space, with flagstone flooring throughout, exposed ironwork, beams and rafters and what truly makes this home one of a kind is the working mill preserved behind glass casings, a focal point with framed views of both the internal and external working parts of the Mill. A French door leads out the side of the property.

To the first floor there is a superb entertainment room, this is another truly unique room featuring glass casings framing the Mills gears, exposed beams and rafters throughout, three sets of French doors each leading to its own Juliette balcony facing a different aspect of the property. The room is completed with a wood burning stove and a bespoke wine cabinet.

Bedrooms two and three are very spacious double bedrooms with en-suite bathrooms with walk in showers. Bedrooms four and five are double bedrooms with built in wardrobes. The first floor is completed with a stylish





family bathroom with freestanding bath and separate walk-in shower.

The second floor hosts the principal bedroom suite, this beautiful space strikes the perfect balance between comfort and luxury with the exposed beams bringing a warmth that effortlessly ties the space together. The bedroom features its own lounge area, walk in dressing room, vaulted ceilings, a Juliette balcony with a charming view over the lake. The bedroom also features a luxurious en-suite bathroom featuring a freestanding rain bath, it also has access to a balcony with steps down to the rear patio with stunning far-reaching views over the lake.

GARDENS AND GROUNDS

The property is set behind a private and gated driveway, which leads right up to front of the home, offering space for multiple cars. The front garden also features lawned areas as well as established trees and shrubs.

The rear and side gardens have been divided into separate spaces with several well-kept lawned and patio areas, some of the sections are gated and fenced to provide a barrier between the lake, whilst others allow you unencumbered access to the water. A pretty gated courtyard lays just outside the kitchen and features raised beds ideal for cultivating a herb garden. The grounds provide you with half an acre of land as well as fishing rights over the Mills waters.



SERVICES

Mains water, gas, drainage, and electricity are connected.

FIXTURES AND FITTINGS

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

DIRECTIONS (WS9 0LZ)

From the agents High Street office, head north-west along the A5127, at the roundabout take the exit onto A454 Four oaks road, continue heading north-west. Continue along the A454 until it becomes Aldridge Road. Then take the turning on right hand side onto Mill Lane. Mill House is located 0.2 miles on the left-hand side.

TERMS

Tenure: Freehold

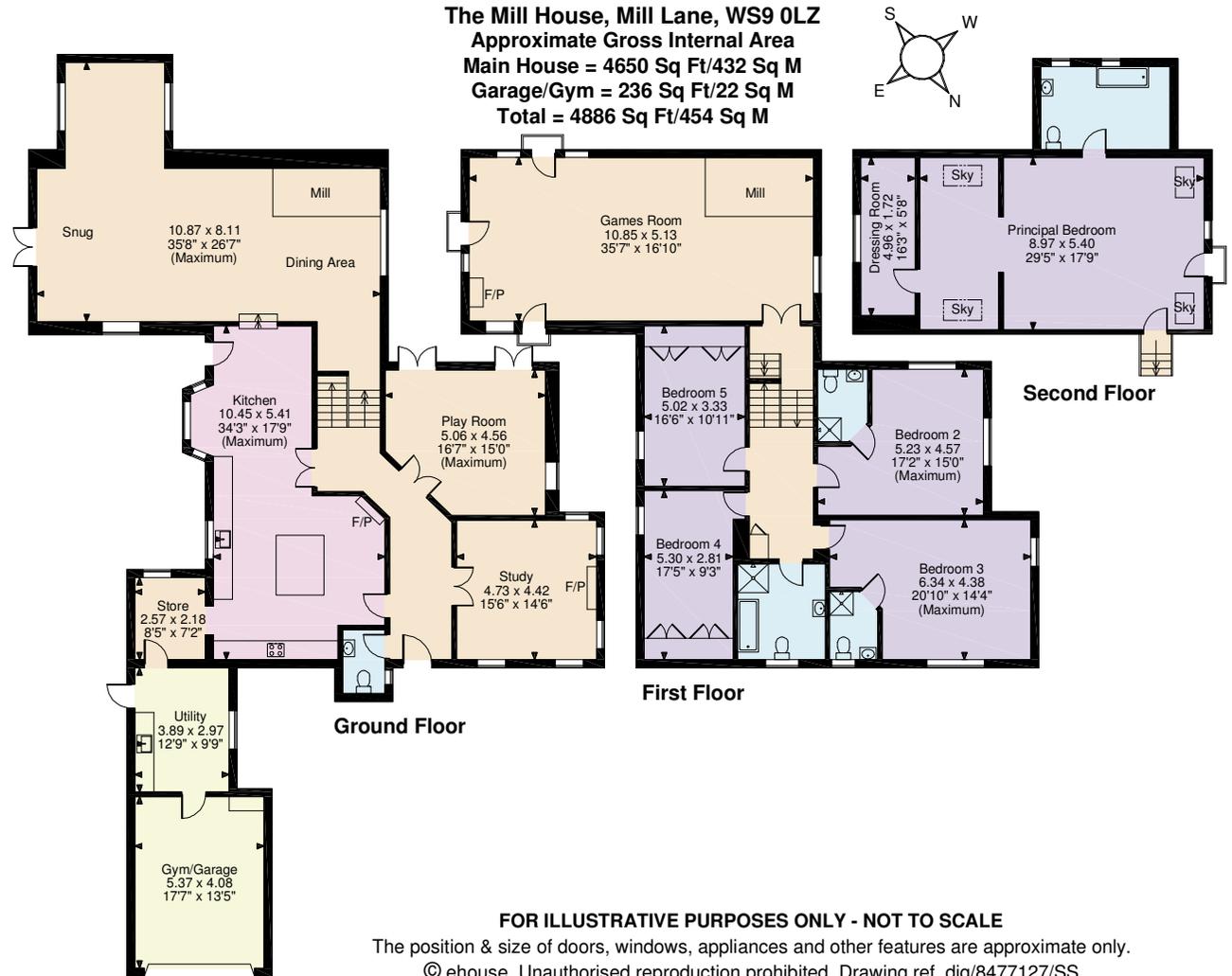
Local authority: Lichfield Council 01543308000

Tax band: H

VIEWINGS

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

The Mill House, Mill Lane, WS9 0LZ
Approximate Gross Internal Area
Main House = 4650 Sq Ft/432 Sq M
Garage/Gym = 236 Sq Ft/22 Sq M
Total = 4886 Sq Ft/454 Sq M



Conditions under which particulars are issued: Aston Knowles for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, photographs, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Aston Knowles or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) The Agent has not formally viewed the properties structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations status, or the operation of services & appliances. Prospective purchasers should seek validation of all of the above prior to expressing any formal interest in the property. (v) All rentals and prices are quoted exclusive of VAT. Photographs taken September 2021 Particulars prepared September 2021


ASTON KNOWLES

CHARTERED SURVEYORS AND ESTATE AGENTS

0121 362 7878

8 High street, Sutton Coldfield, B72 1XA

enquiries@astonknowles.com

www.astonknowles.com