



Mill House
Norton Hill | Austrey | CV9 3ED

FINE & COUNTRY

MILL HOUSE

This quintessentially English home and rambling gardens are situated perfectly for views across the village of Austrey beneath them and the surrounding Warwickshire countryside.



With four well proportioned bedrooms, two reception rooms and countrystyle kitchen, this house virtually speaks to you of the wonderful family life it has seen. Together, with the most amazing gardens, all created, landscaped and lovingly tended by the current owners, this home provides you with your very own English escape. Approved planning permission for additional property development and / or an equestrian addition - Mill House has it all.

We approach the house, warmly embraced by its overcoat from nature, through the lovely iron hinged front door and immediately we decide to enter the first of the two formal reception rooms that make the front of the property. A great size room, bathed in light from the large window at the front of the house, there is a welcoming open fire set in a brick built hearth and surround, and wooden beams traversing the ceiling. With inglenook and recess storage areas there's also a small pantry window to the left of the fireplace, certifying the fact this was originally the kitchen in the early lifetime of the home.

Back across the base of the stairway, we enter the second reception room, that has a more formal feel with Victorian style fireplace, continuing beams and matching window and floorspace.

Leading from this room we travel through to the open farmhouse kitchen. With a range of traditional cabinetry, almost complete wraparound plate rack for crockery display, eyelevel cooker and plenty of space for dining, you could see this would be a room where the whole family would meet and spend a lot of time together. With great potential for any modernisation you may like, this room is flooded with natural light from the dual aspect windows to the rear and side of the property.

Travelling through you then reach the large boot room, with plenty of space to be considered further dining or an office area.

Leading off to the left from here you have a utility room and downstairs cloakroom, but you also then have access to the rear garden.









Seller Insight

“

The *Parthenocissus* (Virginia creeper) was planted in 1985. We planted one at each end of the cottage for our 25th Wedding Anniversary. It beautifully represents the love that continued to grow inside the home.

We had many many wonderful parties in our garden – birthdays, anniversaries, friends and such. So much happiness and joy.

I love the wildlife we see in the garden and across the surrounding countryside, and of course the lovely birdsong as they nestle in the trees and shrubs.

Over our 42 years here, we made so many friends with our neighbours in the village and surrounding area, many of whom spent time with us here.”

Growing up in Mill House has left a beloved lifelong impression on the vendors eldest daughter. We asked her to recollect some of her favourite memories, building a picture of the life the house and grounds have had

“I like the house having separate living rooms – I always felt great comfort knowing that I had space to be alone whenever I needed it but knew that someone was there when I needed company too.

I remember early mornings, lying in bed listening to the wood pigeons, whose descendants have been in that same tree for more than 42 years.

The garden has a sense of peace and calmness. It has a terrific sense of space whilst being a secluded safe haven in a busy world.

The views from the terrace seem like another world.

I love the majestic weeping willow tree by the pond.

I love the neatly mown lawns, with the edges of the garden left wild for nature to thrive.

The summer house has always been a lovely place to sit and read or paint.

The secret garden holds treasured memories for me, of learning about gardening with my father.

All of this helped me to develop the absolute joy I have for nature and lead me to my passion for horticulture.

For all the love and work my parents put into the house and the gardens, I am happy to leave the house knowing that we are leaving it in a better place than when we arrived there.

I hope that the next occupants will enjoy exploring and learning about nature in a safe, inspiring environment.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

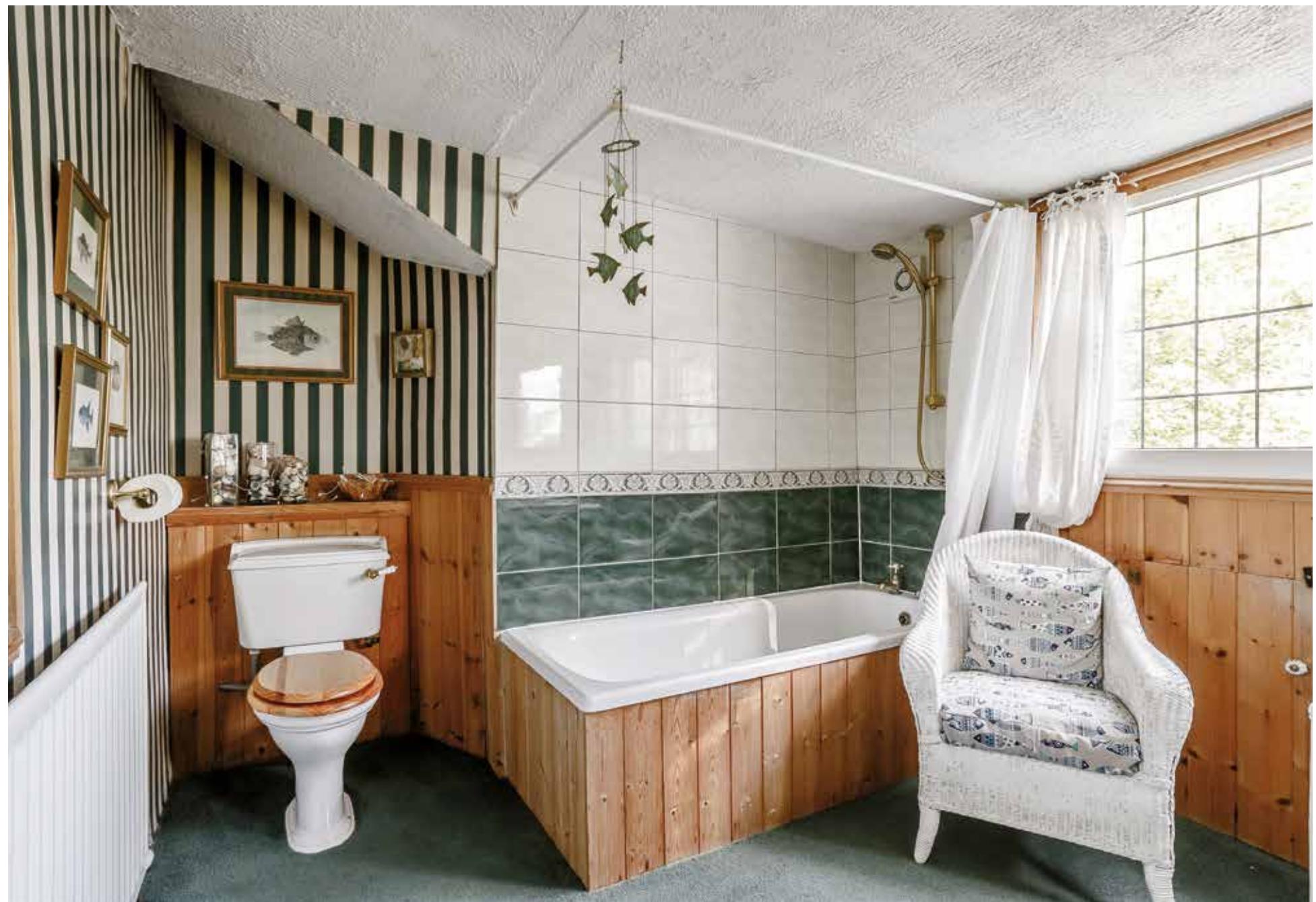




If we can momentarily head back to the front door, we can travel up the central staircase and head off up one step to the right into the main bedroom. This room is at the front of the house and as such allows light through the small window, with the old exposed ceiling beam travelling the length of the room. Great size double room with recess storage for wardrobe placement and is currently calmly decorated, as is all of the home.

With the mirrored room to the left of the stairs, just as the counterpart reception rooms below, this is a very similar size room with matching window to the front and recesses around the chimney breast. The large radiators and wooden panelled doors with gate latch handles, really add to the warmth, homeliness and comfort of these rooms.









Back to the stairs, if we continue further we then reach the family bathroom to the left hand side. A really good sized room, with a large window offering beautiful views of the extending gardens at the back of the property, there is a wood panelled bath with shower over, toilet and stand alone basin pedestal within the ocean themed room, and inbuilt storage under the window.

Further along the hallway, you reach bedroom four, currently utilised as a gorgeous craft room, this is a small double, or very generous single bedroom, with built in cupboard and large window, perfect lighting for crafts or just a bright and happy bedroom.

Our final bedroom is also a double room, and has the most fantastic views of the gardens and bordering Warwickshire countryside. With such a large window, it is a very light, bright room and feels very restful.

Back downstairs now, through the bootroom we have a small al fresco dining area / breakfast seating beneath covering, with gated access to the left.

A decorative water pump and the planting begins here, surrounding the stone steps with iron handrail, that lead us up to the main garden.









The piece de resistance with this property has to be the truly breathtaking gardens that the current owners have lovingly created. You can feel the love in the home that has then been translated into nature outside. We emerge beneath the passionflower and trees to the first area within the garden, which is a hardstanding stone and slabbed patio area, with small pots and plenty of room for formal garden furniture.

Our eyes are drawn to the small steps that appear built into the garden that leads around to a wooden bench and looking to our left, we can see the most spectacular views down over the village of Austrey, the church spire in full view and just miles of British countryside.

Back to the vast gardens, the lawns meander around, bordered with a rainbow of flowers, shrubs and trees, and we find a wide area, with stones, benches, a large pond, magnificent weeping willow, summer house, and a small collection of decorative fruit trees (apple, lime and flowering cherry) make up this part of the hand crafted garden.

Previously just farmland, it is utterly awe-inspiring what they have created over the past 42 years. It is a rainbow collage of colour and textures, with traditional crocus, daffodil and bluebells in the spring and Allium, Iris, Bergenia and Geranium in Summer. All this nestled beneath the Conifers, Maple, Salix, Eucalyptus bordered by Jasminum, Buddleia, Lonicera, Yucca and Ceanothus to name but a few!!!!

This garden feels like it could heal the heaviest of hearts and the most hurried of us would need to just take a few moments to enjoy it.



It also leads us to the additional benefits this property offers us, which is the huge expansion of area available for development. Be it to follow the approved planning permission of building a three bedroom house, or to convert the current outbuildings and area into stabling and exercise for horses. The final addition is the Secret Garden, mentioned by the vendors daughter in her memories. This is a further strip of land that runs adjacent to Norton Hill and is a long length of further gardens to develop or explore. For further exercising of horses, or just for adventures and entertainment, you can let your imagination run wild.

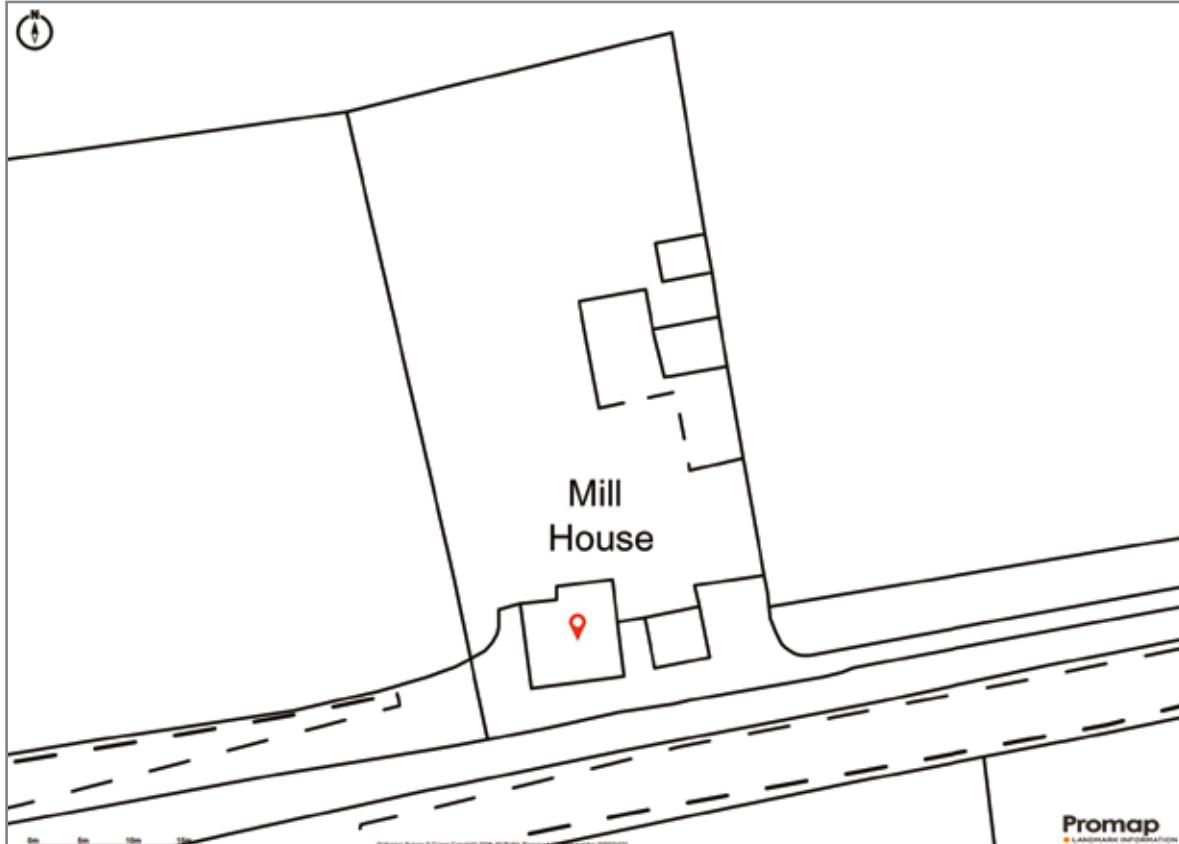
This property, it's warmth, homeliness and family feel, and the stunningly adaptable gardens that you can imagine full of lights, people and laughter, or just see yourself seated with a book or laying on the grass watching the clouds go past – it can offer it all and more. A real gem.



LOCATION

Austrey is a picturesque, rural Warwickshire village which is well known for its thatched public house, the Bird in Hand (with carol singing at Christmas!) a friendly village shop/Post Office, excellent local schools and a true sense of community. Twycross zoo is 1.5 miles away and it has easy transport links via road to Birmingham, Leicester, Nottingham, and Coventry. Lovely country park at Rosliston forestry centre, plus so much more.

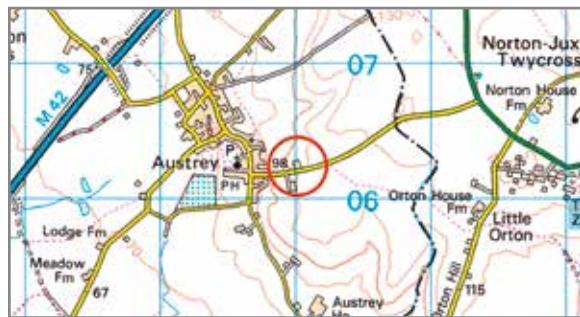
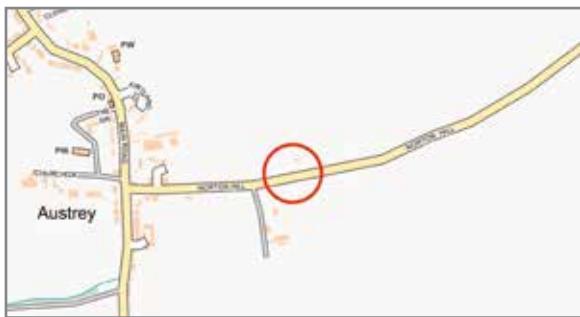




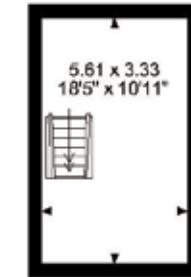
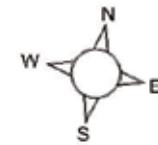
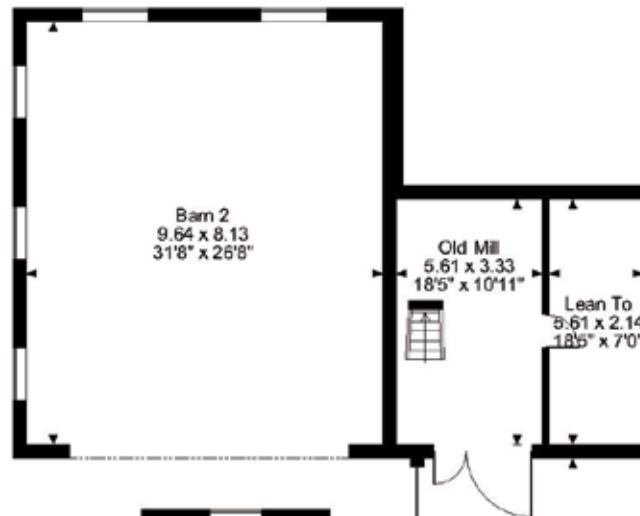
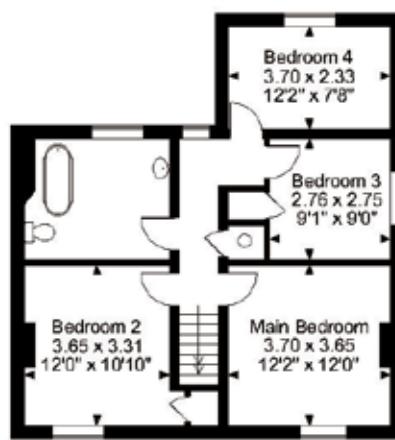
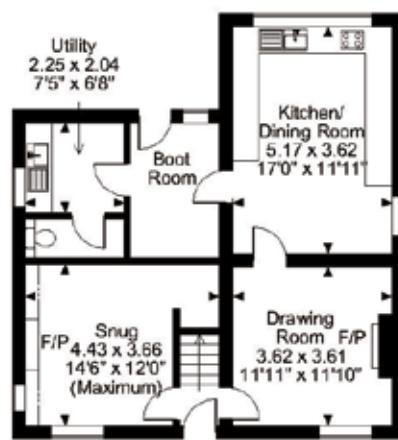
Services
Mains water, electricity and LPG gas connection.

Tenure - Freehold

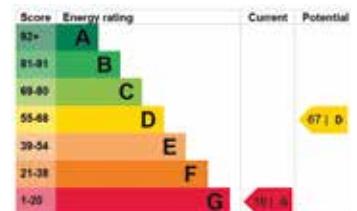
Local Authority
Warwickshire County Council



The Mill House, Norton Hill, Austrey, Atherstone
 Approximate Gross Internal Area
 Main House = 1378 Sq Ft/128 Sq M
 Outbuildings = 1989 Sq Ft/185 Sq M



Floor Above
Old Mill



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GRAHAM HOWELL

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior to coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.



NICK BARKER

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Nick was a financial adviser for many years and has always prided himself on offering the best client experience possible. After selling his business, he wanted a fresh challenge that still allowed client interaction and offer the best level of service, so found estate agency gave him the perfect opportunity to do what he enjoyed. Nick wants to maximise the value of the client's property, also to take the time with his clients, and will endeavour to achieve the best results for his clients and make the whole process of selling, finding and moving house as easy as it can be. Nick is a Hatter (Luton town football supporter) from his time living in the Bedfordshire area, where a lot of his family still live, he now lives in Northamptonshire with his wife and two daughters. Nick shows that not all estate agents are the same and he offers service above anything else.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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