



SIMPLY HOMES

Mill Green

Essendon AL9 6AD

Price Guide £3,250,000



Essendon
Mill

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DEVELOPMENT POTENTIAL WITH PLANNING PERMISSION APPROVED to convert the current property into 5 dwellings - A stunning detached Character Mill with just under 10,000 square feet of accommodation plus additional outbuildings, set on 4 acres of land with multiple access roads. An exciting investment opportunity for developers or purchasers who wish to modernise and retain as a family home.

The original path of the river running underneath the house has been transformed into an underground swimming channel leading to both inside and outside pools. The River Lea runs through the gardens and grounds, creating a haven for the natural wildlife and provides a secluded and tranquil setting.

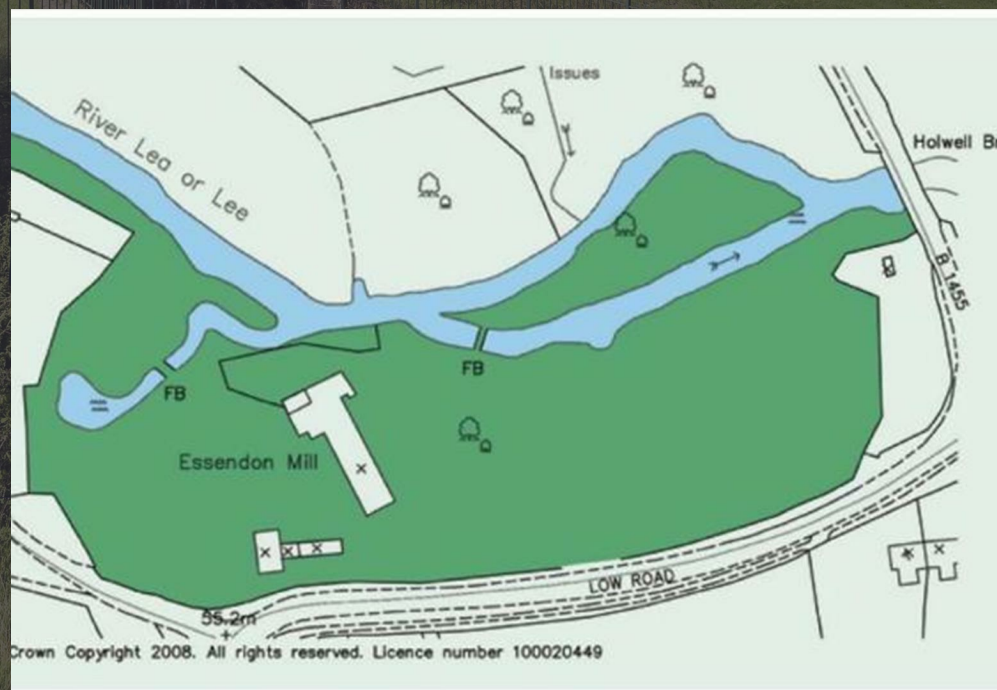
The Adjoining 3 Bedroom House comprises of:-

- * Entrance Hall
- * Kitchen/Dining Room
- * Utility Room
- * Lounge
- * Cloakroom
- * Bedroom with E/S Bathroom
- * Bedroom with E/S Shower
- * Master Bedroom with E/S Bathroom

We have included the 5 floorplans of each property, we believe these properties have cumulative resale values of between £4.9m and £5.25m.

There is lapsed planning permission for a 5 car garage with annexe over.

There are additional outbuildings and a separate vehicular access at the other end of the plot.





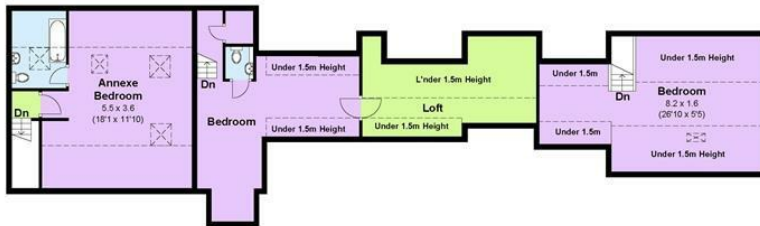


- Summary
- Entrance Porch
- Kitchen Breakfast Room
- Conservatory
- Dining Room
- Drawing Room
- Study
- Games Room
- First Floor
- Master Bedroom
- Walk in Wardrobe
- En-suite
- Bedroom Two
- En-suite
- Bedroom Three
- En-suite
- Bedroom Four
- Bedroom Five
- Family Bathroom
- Second Floor
- Currently 6 More Bedrooms
- 5 More Bathrooms
- Third Floor
- Loft Space
- Exterior
- 3 Bed Annexe
- Driveway
- Gardens
- River
- Two Islands
- Paddock
- Outside Swimming Pool
- Inside/Outside Swimming Pool





Third Floor
Approx. 126.00 sq. metres (1356.25 sq. feet)



Second Floor
Approx. 237.80 sq. metres (2559.65 sq. feet)



Ground Floor
Approx. 312.20 sq. metres (3360.49 sq. feet)



First Floor
Approx. 238.80 sq. metres (2570.42 sq. feet)



Total area: approx. 914.80 sq. metres (9846.82 sq. feet)





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