

Apartment 5 Mytton Mill, Mill Drive Montford Bridge Shrewsbury SY4 1HQ



3 Bedroom Apartment
Offers In The Region Of £275,000

The features

- UNIQUE 3 BEDROOM APARTMENT
- SET IN IDYLIC LOCATION WITH GARDENS TO RIVER PERRY
- SECURE COMMUNAL ENTRANCE
- FABULOUS LOUNGE/DINING ROOM WITH BALCONY
- CONTEMPORARY KITCHEN WITH APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE
- 2 FURTHER BEDROOMS AND BATHROOM
- AMPLE PARKING
- VIEWING ESSENTIAL
- NO UPWARD CHAIN



***** FABULOUS SECOND FLOOR APARTMENT IN STUNNING MILL CONVERSION *****

An excellent opportunity to purchase this attractive former Show Apartment located on the second floor of this impressive Mill Conversion offering a Second Floor Apartment with impressive Balcony offering a unique lifestyle on the banks of the River Perry with fishing rights.

Lovely open plan Living/Dining Room with doors leading onto Balcony, well fitted Breakfast Kitchen with integrated appliances, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

Beautiful communal gardens running down to the River Perry and ample parking.

Forming part of the iconic Mytton Mill which has undergone sympathetic renovation which now comprises of just 6 Apartments and 2 Water Mill Mews Homes.

VIEWING ESSENTIAL.

Property details

DESCRIPTION

The historic Mytton Mill forms an iconic centrepiece of this select development and conversion of just 12 superior homes. Set in a unique waterside setting on the banks of the River Perry, offering the tranquility of the adjoining Shropshire Countryside with the convenience of the Town Centre nearby. The Mill has been converted to a high standard, whilst retaining many of its period features and now comprises of 2 waterfront Mews Homes, 4 contemporary Apartments and two stunning Penthouse Apartments all of which afford views over the River Perry and communal Gardens from which they enjoy fishing rights. The properties each have lift and staircase access and large secure storage rooms on the Ground Floor.

PLEASE NOTE THE IMAGES SHOWN ARE WHEN THE APARTMENT WAS FITTED OUT AS A SHOW HOME.

HISTORY

Apartment 5 is the perfect entertaining home and offers an impressive 1000 sq ft of fabulous accommodation which is naturally well lit from a good number of windows which provide stunning views over the River Perry and gardens. Set on the Second Floor within the historic Mytton Mill which forms an iconic centrepiece of this select development of just 12 homes in a unique waterside setting.

Mytton Mill is situated on the River Perry which rises in the North West of the County and enters the River Severn at Montford Bridge, approximately 1/2 mile South of Mytton Mill. The history and use of the Mill is particularly well documented over the last 150 years, but there is evidence of Flour milling on the site going back to the mediaeval times, and was originally known as Lloyds Mill. Power would have been generated by a traditional water wheel in its early days, but later on it was generated by a water turbine which was very revolutionary for its time, then later by steam, then diesel engines before finally switching to mains power in 1959. The water turbine remains on the site and has been incorporated within the renovation. The mill traditionally worked 24 hours a day, 7 days a week, producing animal feeds and flour. Wheat was collected from Liverpool docks, processed at the Mill and distributed to local bakers and farmers, and at the time of its closure in 1965 employed 29 people. It then stood vacant for a number of years before being purchased by a local Building company who used it as their base for the next 20 years, before converting the premises into offices which remained in use until 2016. Alternative uses were then sought for the premises and with the backing of the Shropshire Council conservation team who recognised that the building was of significant historical importance and planning permission was gained to convert the premises to residential use, which was considered the best way of preserving its history.

SPECIFICATION

The Mill has been completed with a highly efficient under floor heating system and all windows and doors have been replaced in keeping with the original Mill.

DIRECTIONS

From Shrewsbury Town Centre take the A458 Welshpool Road to the top of the Mount turning right at the Shelton Traffic lights and continuing along the Holyhead Road to Montford Bridge. After passing over the bridge turn right for Forton and continue along this road for approximately 2 miles. On entering Forton Heath you will see Cooper Williams on the left hand side, the entrance to Mytton Mill is directly opposite here - Mill Drive. Continue to the bottom of the lane where you will find the properties.

PERSONAL RECEPTION HALL

with entry phone system and large cupboard.

IMPRESSIVE LOUNGE/DINING ROOM 15'7" x 21'7" (4.773 x 6.601)

A fabulous room featuring lots of natural light from two sets of French windows which open onto a large Balcony/Terrace with delightful outlooks over the grounds and providing a lovely aspect over the River Perry and woodland beyond - the perfect outdoor entertaining space. TV and telephone points. Double opening doors to

KITCHEN AND UTILITY

14'9" x 12'9" narrowing to 6'8" (4.512 x 3.892 narrowing to 2.040)
Comprehensively fitted with range of units incorporating sink unit set into base cupboard. Further range of cupboards and drawers with worksurfaces over and inset hob drawers beneath and extractor hood over, built in double oven with cupboards above and below and integrated fridge freezer. Matching range of eye level wall units. continuation of units into the Utility Area with integrated washer dryer. Window to the side.

PRINCIPAL BEDROOM 12'2" x 10'0" (3.725 x 3.072)

with window providing lovely aspect over the River and grounds beyond.

EN SUITE 6'3" x 5'9" (1.918 x 1.776)

attractively fitted with panelled bath with shower attachment, wash hand basin set into vanity unit and WC suite. Complimentary tiled surrounds.

BEDROOM 2 10'6" x 10'5" (3.212 x 3.182)

with window to the side.

BEDROOM 3 10'5" x 8'6" (3.195 x 2.601)

with views to the front over the gardens and River Perry beyond.

FAMILY SHOWER ROOM

with fully tiled shower with direct mixer shower unit, wash hand basin set into vanity unit and WC suite. Complimentary tiled surrounds.

OUTSIDE

There is a large, personal and secure basement store allocated to each apartment. There is an excellent parking area with several parking spaces available for each apartment and each of the Apartments will have access to the communal gardens from which will enjoy fishing rights and views over adjoining woodland.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 999 year lease. There is an annual service charge payable of £2,111. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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