

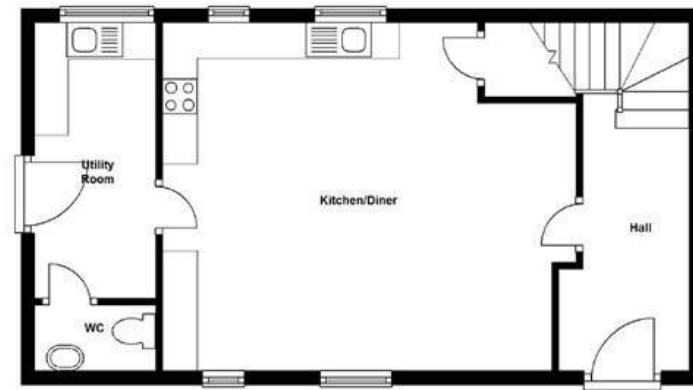


The Mill, Hatton Mill Farm, Lower Hatton, Cranberry, Staffordshire, ST21 6SH

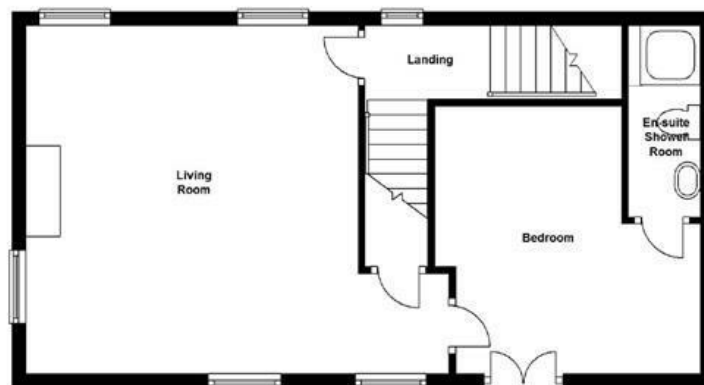
The Darling Buds of May? Quite possibly. A stunning converted former mill in a gorgeous rural location a little off the beaten track, seemingly miles from anywhere and yet within easy reach of Stone, Eccleshall and The Potteries. Lovingly converted and offering spacious accommodation with a wealth of original features: large dining kitchen with separate utility room, first floor lounge, four bedrooms, en-suite & family bathroom. Large gardens and parking for 3 cars and single garage within the courtyard of the neighbouring cottage. Presented to a high standard throughout. Oil fired central heating. Unfurnished. Pets (single dog or cat) may be considered, subject to owners' approval. COUNCIL TAX BAND A. ENERGY RATING C

£1,795 Per Month

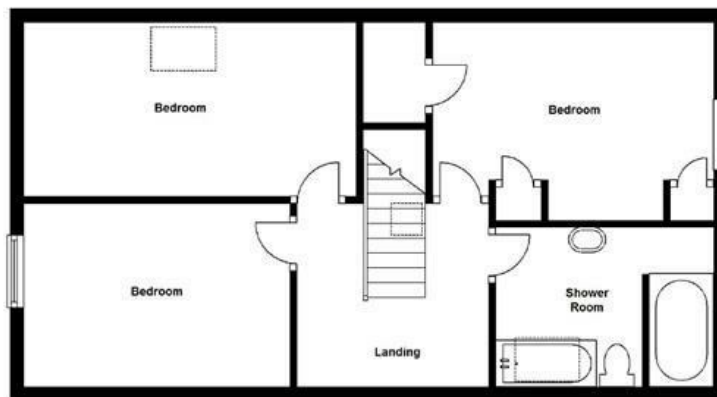
Ground Floor
Approx. 47.8 sq. metres (514.0 sq. feet)



First Floor
Approx. 49.2 sq. metres (529.9 sq. feet)



Second Floor
Approx. 52.7 sq. metres (567.3 sq. feet)



Total area: approx. 149.7 sq. metres (1611.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(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
(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			