Pasford Mill House, Patshull Road, Pattingham, Wolverhampton, WV6 7DX

BERRIMAN
EATON

Pasford Mill House, Patshull Road, Pattingham, Wolverhampton, WV6 7DX

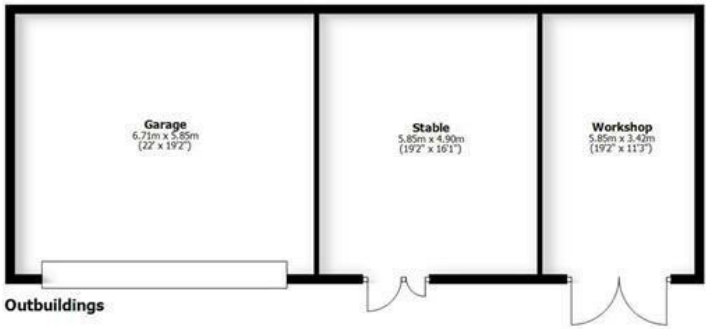
A former mill which lay derelict until the current owner purchased in 2010 and gave it a full make over, managing to keep several original features including the former mill central gear system.

This property offers well proportioned living areas over four storeys with beautiful countryside views and a total plot size of a little over two acres.

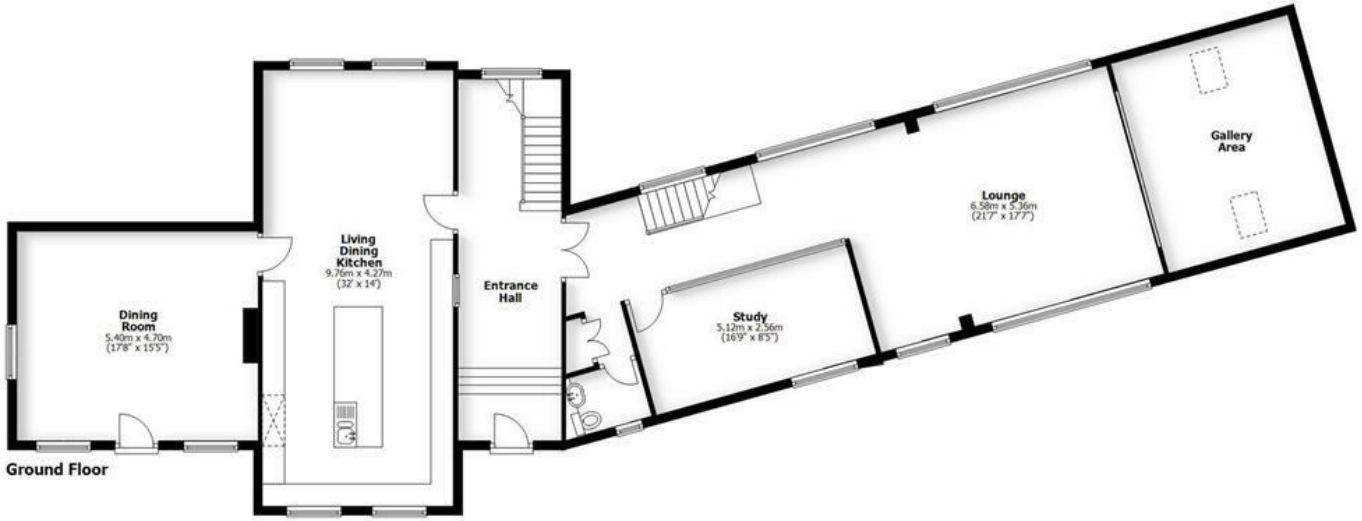
PASFORD MILL HOUSE
PATSHULL ROAD, PATTINGHAM

HOUSE:	504.6sq.m.	5432sq.ft.
OUTBUILDINGS:	89sq.m.	958sq.ft.
TOTAL:	**593.6sq.m.**	**6390sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

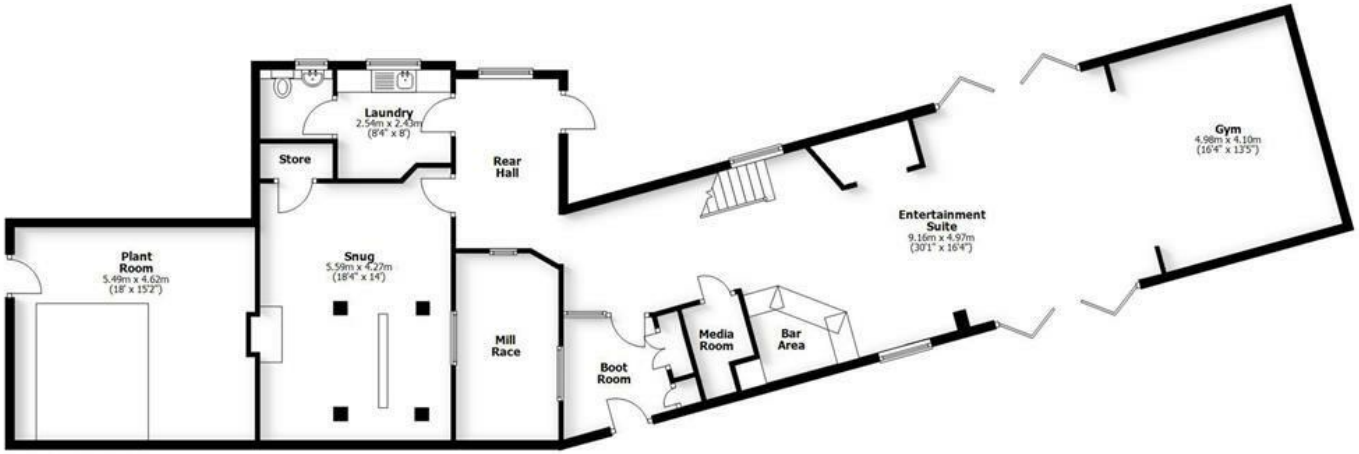


Outbuildings

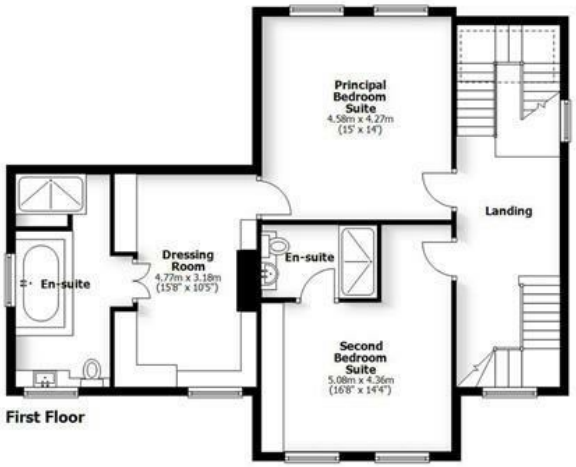


Ground Floor

Second Floor



Lower Ground Floor



First Floor

LOCATION

The property stands just under a mile and a half from the centre of Pattingham which is a highly regarded village with a full complement of local facilities and an active village community. The further, more extensive amenities of both Albrighton and Codsall are within easy reach and there is convenient travelling to Wolverhampton City Centre, the former new town of Telford and the historic market town of Bridgnorth.

Communications are excellent with Codsall Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 (J2 & J3) facilitating fast access to the entire motorway network.

Furthermore, the area is well served by schooling in both sectors with St Chads Primary School being in the village centre itself which has a Good Ofsted rating.

DESCRIPTION

Pasford Mill House is a former working mill which has been creatively brought back to life by the current owners. The property works on a smart system with individual room heating and automatic lighting controls throughout. There are rooms of superb proportions throughout taking advantage of the stunning countryside views. There is oak flooring to the majority, double glazing and a wealth of beams throughout.

The rear garden backs onto the paddock which has the benefit of a stable in the garage block making it the perfect opportunity for those with equestrian interests with the entire plot being a little over two acres.

ACCOMMODATION

A wrought iron staircase rises to the main entrance with an oak door opening into the HALL with a glass viewing point to the old mill and staircases leading to the first floor and the lower ground floor. The focal point of the house is the LIVING / DINING / KITCHEN with a range of wall and base units with granite working surfaces and a coordinating centre island with breakfast bar side. There are a range of integrated appliances including a dishwasher, bin drawer, electric range style cooker with filtration unit above, a steam oven, two microwaves, a wine fridge, there is space for an American style fridge freezer and ample space for seating with wiring for a wall mounted TV and far reaching views. A door from the kitchen opens into the DINING ROOM with views to two elevations and an external door to the front.

A staircase from the hall leads to the lower ground floor HALL with a glazed wall to the old mill. Double doors open into the RECEPTION SUITE with a GUEST CLOAKROOM, a STUDY with glass wall to provide views over the countryside. The LOUNGE has vaulted ceiling with exposed beams, floor to ceiling windows to two elevations.

A further staircase leads to the ENTERTAINMENT SUITE with a bar area opening onto a superb sitting area with an exposed brick inglenook fireplace with solid fuel burning stove. with double glazed bifold doors to two elevations. There is an open doorway to the GYM with wiring for a wall mounted TV and rooflights. Behind the bar a glass door opens into the BOOT ROOM with storage cupboards and a window to the mill. A brick archway opens into a REAR HALL with a stable style door to the rear garden. The SNUG houses the former mill workings with a solid fuel burning stove, wiring for wall lights and a storage cupboard. The LAUNDRY with wall and base units, space for a washing machine and tumble dryer and a GUEST CLOAKROOM with WC.

A staircase from the hall rises to the first floor landing with windows with far reaching views. There is a superb PRINCIPAL BEDROOM SUITE with a good size double bedrooms with far reaching countryside views, wiring for a wall mounted TV, a door opens into the DRESSING ROOM with several wardrobes and drawers with a kneehole dressing table and a brick recessed fireplace. Concealed double doors open into the EN-SUITE with a jacuzzi style two person bath, a wash basin with vanity cupboards beneath, WC and a shower with waterfall head and separate hose. The SECOND BEDROOM SUITE is a good size double room with fitted wardrobes with plinth lighting and an EN-SUITE SHOWER ROOM with a vanity unit with wash basin, WC and heated ladder towel rail.

A further staircase rises to the upper galleried landing with atrium style roof. The THIRD BEDROOM SUITE has an inner landing which could be used as a dressing area with a double BEDROOM with roof lights, fitted wardrobes and a desk. The EN-SUITE BATHROOM has a bath, WC and wash basin. The FOURTH BEDROOM has a double bedroom with wiring for wall lights BEDROOM FIVE has views to three elevation and fitted cupboards. The SHOWER ROOM has a shower with waterfall head, vanity unit with wash basin, WC and a heated ladder towel rail.

OUTSIDE

The property is approached over a private road with gated access to the ample frontage which provides ample parking for several vehicles. A side gate with steps lead to the PLANT ROOM which houses the biomass boiler and one of the pressurised hot water cylinders.

The garage block has a DOUBLE GARAGE with electric roller shutter door, there is a STABLE and a WORKSHOP. The workshop could be converted back into an additional stable and the entire block has mezzanine storage, electric light and power.

The GARDENS sweep around the property with views over rolling countryside. There are TWO PADDOCKS with vehicular access.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard broadband is available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

DIRECTIONS

Turn off Patshull Road at What3words: ///computers.harsh.robot
The property is found at What3words ///octagonal.sisters.toads

Offers Around £1,499,950 EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

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