





OPEN DAY, SATURDAY 6TH JULY - 10AM - 2PM, NO APPOINTMENT NECESSARY

Nestled in the picturesque Lower Loxley, Staffordshire, this Grade II Listed Mill is a true gem waiting to be discovered. Boasting a unique blend of history and modern living, this detached house offers not just a home, but an experience. With over 4500 square feet of living space, including five double bedrooms. The expansive gardens, grounds, and paddocks extending to approximately 7.6 acres, complete with a section of the River Blythe, offer a tranquil retreat from the hustle and bustle of everyday life.

As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply unwinding. The property features five spacious bedrooms and two bathrooms, providing ample space for the whole family.

One of the highlights of this property is the stunning open plan main living area, where exposed mill machinery adds character and charm. The accommodation, spread over three floors, offers versatile living spaces, allowing you to tailor the area to suit your needs.

Whether you are captivated by the historical significance of the Grade II Listed Mill or drawn to the vast outdoor space, this property has something for everyone. Don't miss this opportunity to own a piece of history while enjoying modern comforts in a truly idyllic setting.



Ground Floor

Enter through a grand reception hall, where a majestic staircase leads to the first-floor landing. Here, you'll find a guest cloakroom complete with WC and wash basin. The heart of the home unfolds into a breath-taking open-plan space, boasting sitting and dining areas adorned with exposed mill machinery. A fitted bar and a central cast log burner sit atop a circular stone, adding character to the space. A separate study/sitting room, with a tiled floor and traditional open fireplace, grants access to a second kitchen. This secondary culinary haven features bespoke units, integrated appliances, and a convenient island unit. The main breakfast kitchen showcases cream-colored units contrasted by granite work surfaces and a breakfast bar. Integrated appliances include a hob with an extractor canopy, fridge, tumble dryer, washing machine, and dishwasher.

In addition to the main staircase, a spiral staircase emerges from a charming alcove within the main living area.



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First Floor

Ascending to the first floor, you'll find a landing leading to four double bedrooms, two of which boast fitted furniture. The principal bedroom offers exceptional space, featuring a lobby with a spiral staircase leading to the ground floor and stairs ascending to the second floor. A family shower room awaits, boasting a spacious shower, wash basin, WC, towel radiator, and tasteful half-height tiling. Ascending to the first floor, you'll find a landing leading to four double bedrooms, two of which boast fitted furniture. The principal bedroom offers exceptional space, featuring a lobby with a spiral staircase leading to the ground floor and stairs ascending to the second floor. A family shower room awaits, boasting a spacious shower, wash basin, WC, towel radiator, and tasteful half-height tiling.

Second Floor

The second floor hosts a stunning en suite bedroom, characterized by its spaciousness and vaulted ceiling adorned with exposed timber roof trusses. A wonderful arched window offers panoramic views of the countryside. The en suite bathroom complements the bedroom with a bath, WC, wash basin, bidet, and built-in cupboard.



Outside

Surrounded by approximately 7.6 acres of land, the property boasts a spacious front garden, a courtyard-style rear garden, and various garden areas featuring the original mill wheel and mill-race pool. An excellent greenhouse adjoins a separate gated drive leading to a double garage, two stables, and an external conservatory. Bridges traverse to an area adjacent to the River Blythe and weir, with additional paddocks beyond.

Location & Notes

Nestled in a picturesque rural setting, the property offers convenient access to modern amenities. The county town center of Stafford and its intercity railway station lie to the west, while the market town of Uttoxeter, A50, and easy access to the A38 and M1 are situated to the east.



A new private drainage system has been recently installed, fully compliant with Environment Agency regulations. Heating is via an oil-fired system, as there is no mains gas in the local area. The property has not flooded since 1997 as improvements have been made to cure to risk, including various flood defense works being implemented. Fishing and water rights are available for purchase through separate negotiation. Note discrepancies between Land Registry plans due to the adoption of the lane by the local authority.



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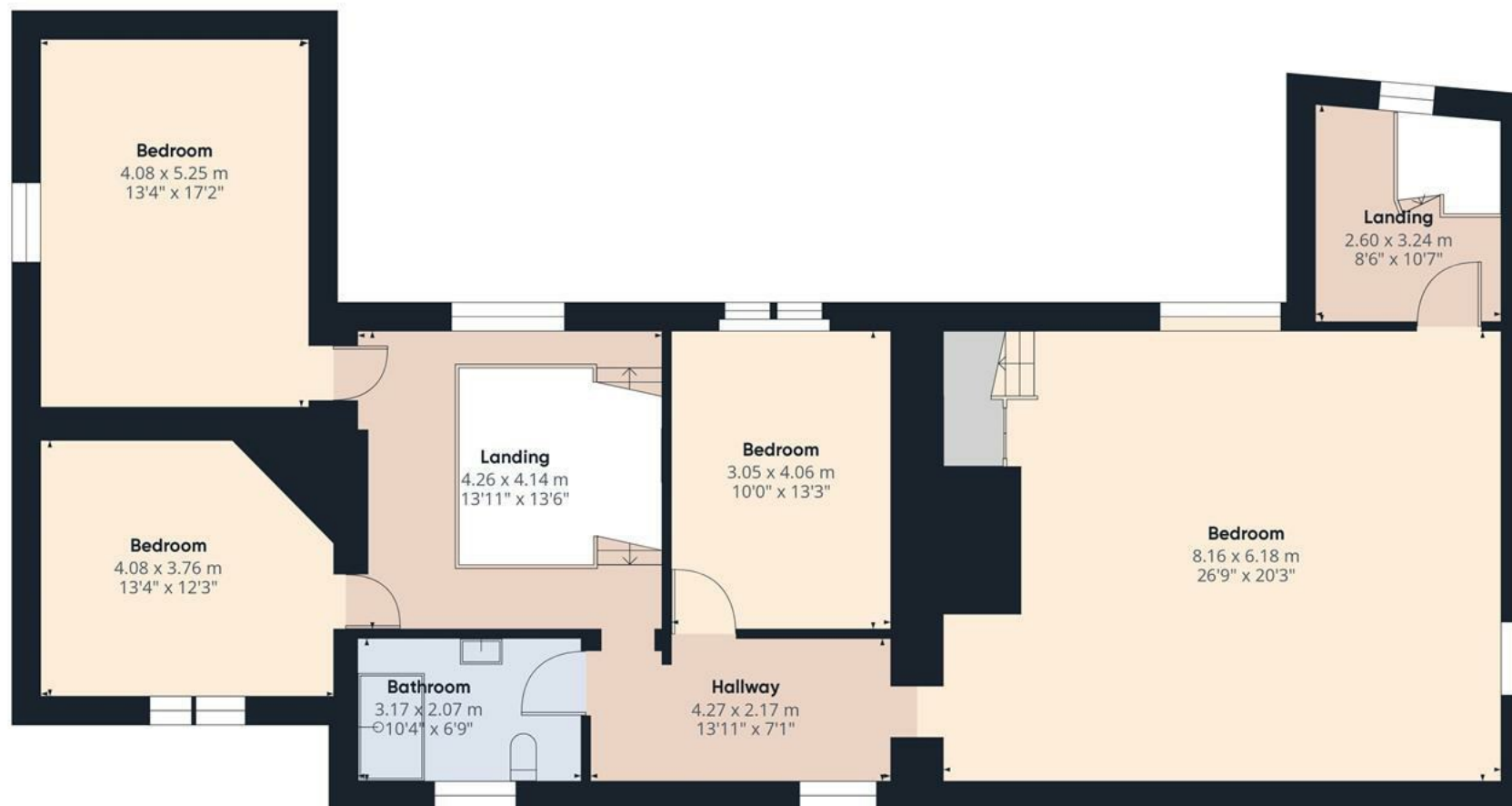








Ground Floor - Building T



Approximate total area⁽¹⁾

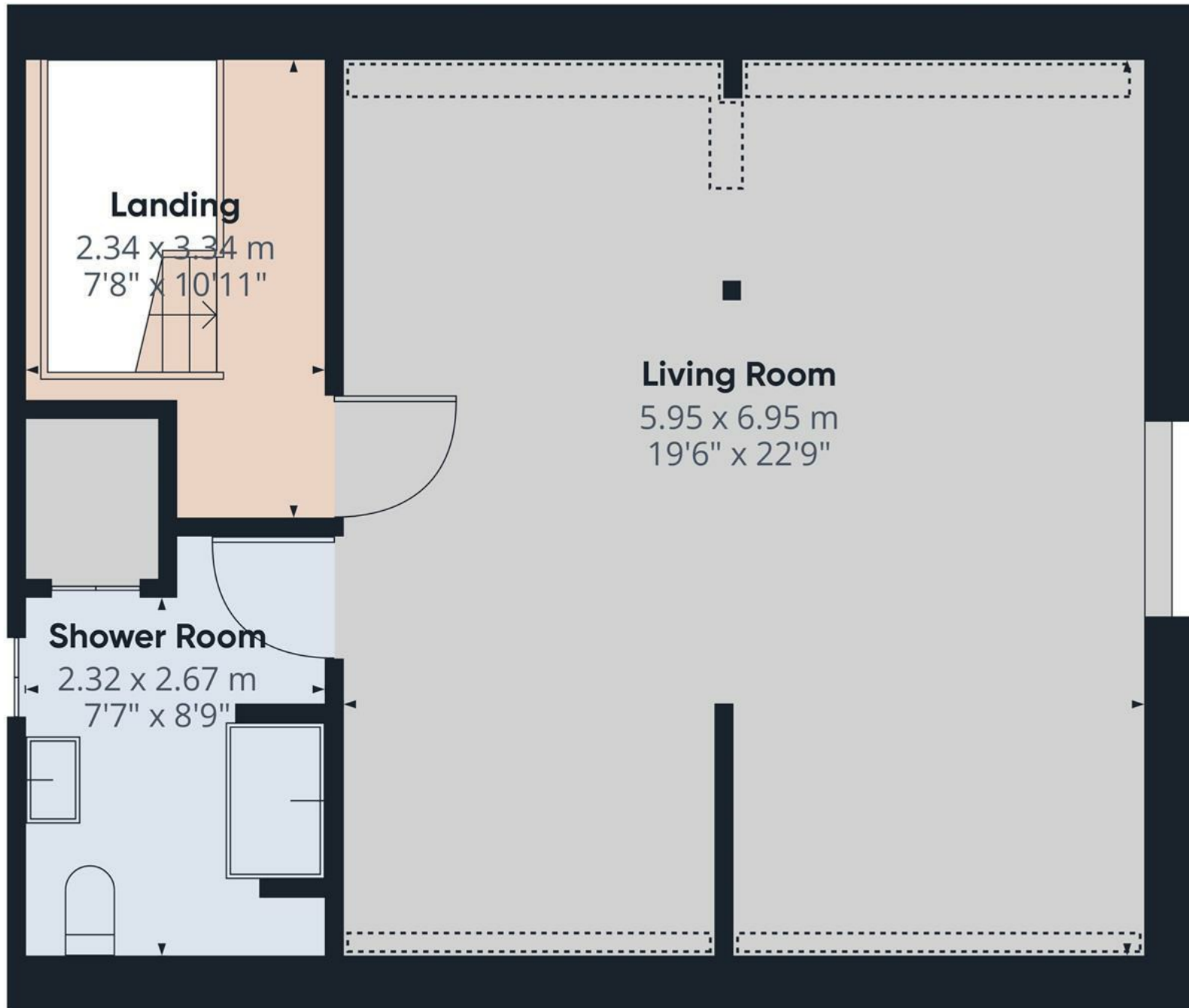
129.7 m²
1396.07 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1 Building 1



Approximate total area⁽¹⁾

53.1 m²
571.55 ft²

Reduced headroom

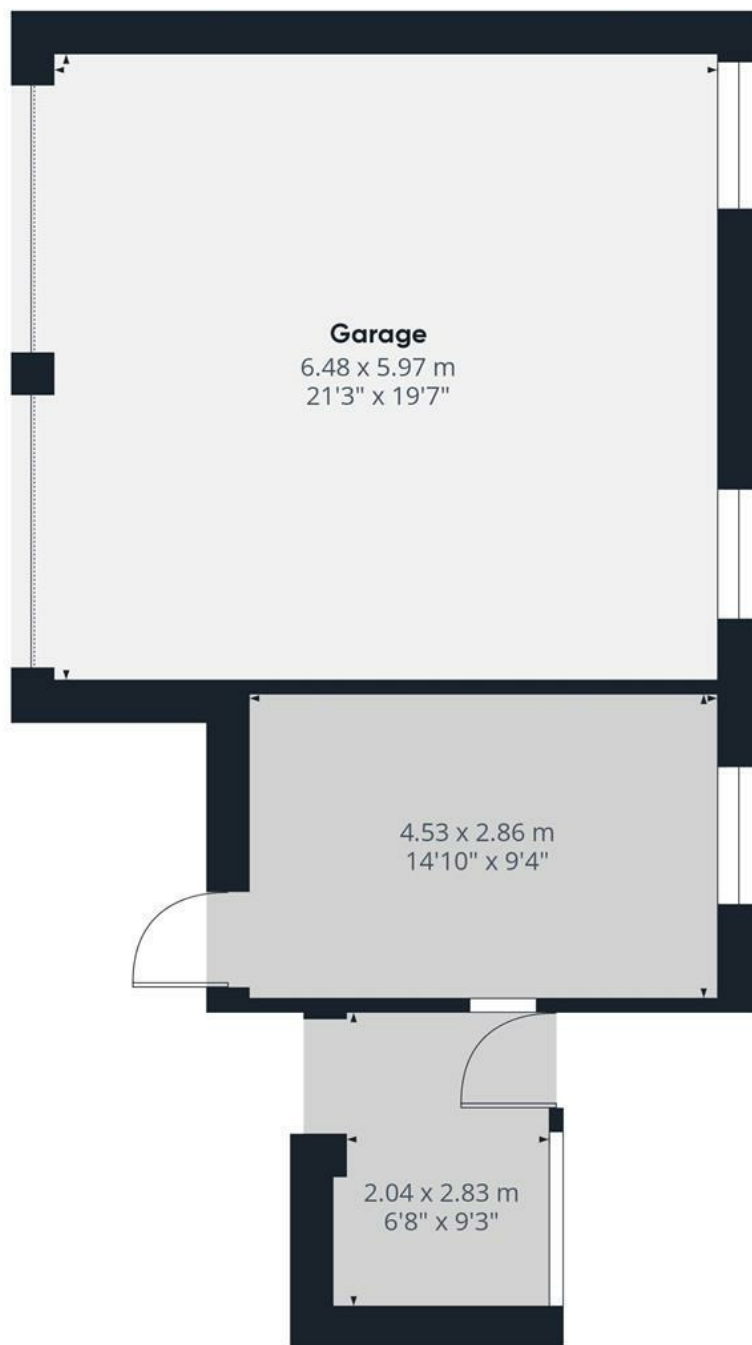
2.74 m²
29.5 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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Floor 0 Building 2

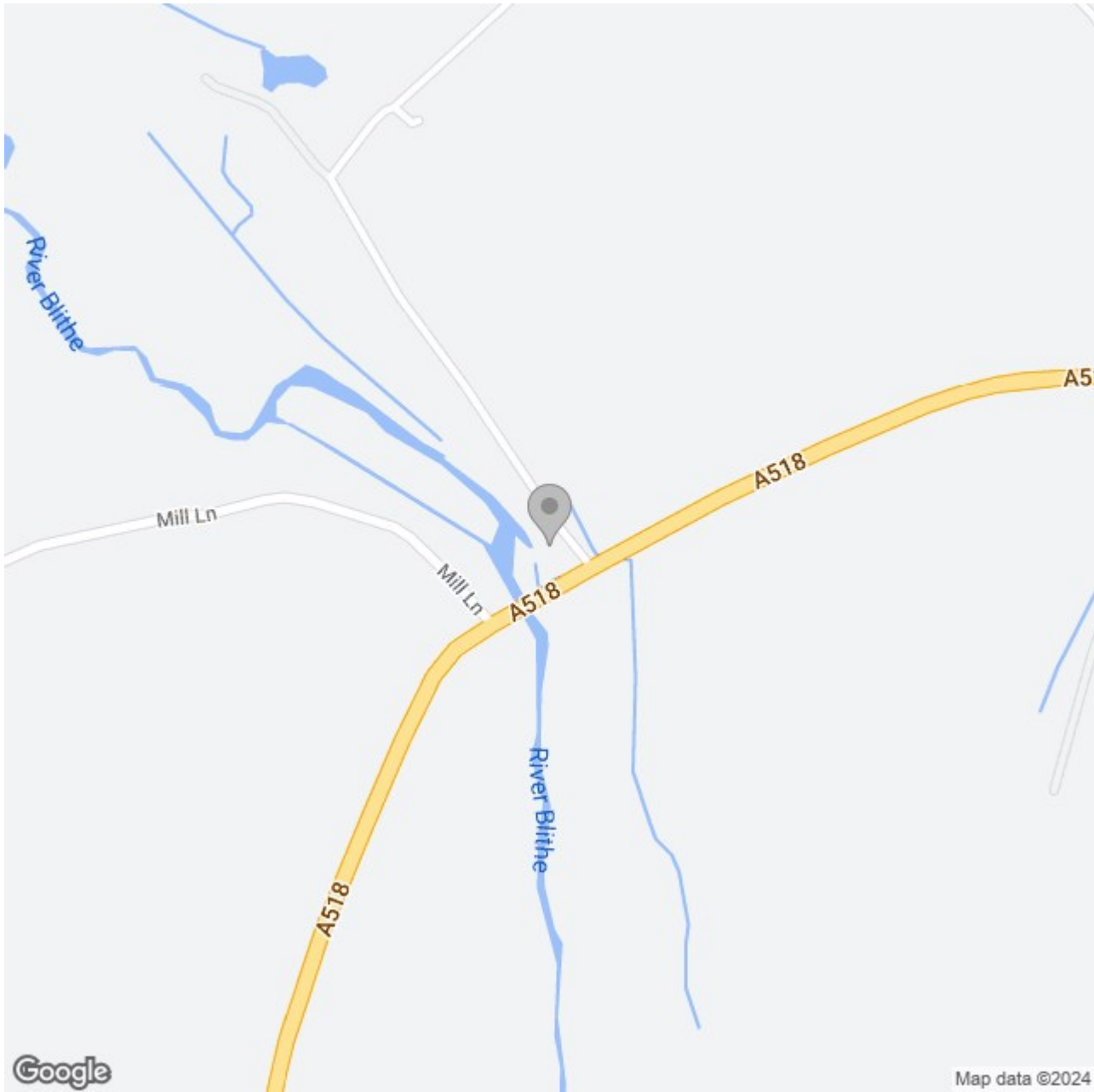
Approximate total area⁽¹⁾

58.02 m²
624.57 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

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