



## Burndhurst Mill

Lower Loxley, Lower Loxley, ST14 8RZ

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.

Offers Around £799,950

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Ground Floor

First Floor

Second Floor

Outside

Location & Notes



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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