

THE MILL HOUSE

£975,000



“Stunning character property and gardens”

Collington, Herefordshire

This outstanding conversion of a beautiful mill is a true feast for the eyes, inside and out. The handsome building sits within its own impressive courtyard, behind electric iron gates, and boasts stunning, landscaped gardens to the rear, all with glorious views to the countryside beyond.

- High specification
- Character throughout
- Stylish, open plan kitchen/ dining space
- Ample parking
- Immaculate landscaped gardens
- Great views
- Versatile layout
- Garage



Step inside, and the care that went into the restoration of this building's original features is obvious: with exposed timbers running throughout the property. This character has been cleverly matched with other design features to bring the property up to date, these include the choice of flooring and the attractive industrial staircase which spans the three floors.

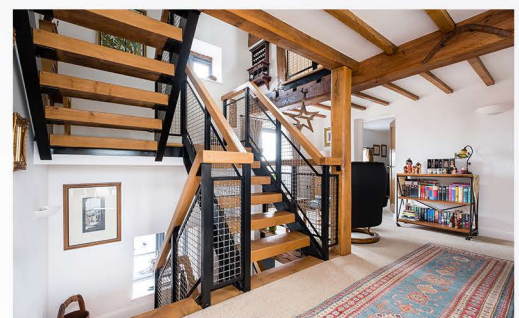
The heart of this home is the stylish kitchen, with a bank of floor to ceiling cabinets on the rear wall, housing two double waist height ovens and the stunning centre island featuring the cooking hobs, extractor unit and even ambient floor lighting. A feature brick wall with elegant display shelves sit above the sink area with an outlook to the outside seating area which can be accessed via a set of French doors.

The dining area connects directly to the kitchen, creating the perfect space to entertain or spend time as a family at mealtimes. This space celebrates the best of the building's exposed ceiling timbers and the use of wood continues in the stunning staircase which leads up to the first floor.

Still on the ground floor, an inner hallway connects the utility room, cloakroom and gives access to the garage. The large garage, currently used as a gym area, has a tiled floor and sink area and benefits from twice the security: with exterior double doors and an electric curtain door behind.

The first floor landing has plenty of natural light, courtesy of French doors which open out to the multi-level garden. A set of steps lead down to the sitting room: a large, voluminous space yet with a surprisingly cosy feel. This grand room displays exposed beams in the ceiling and a large feature fireplace housing a wood burning stove. Across the landing on the first floor sits a double bedroom, served by an adjacent shower room, and a well-lit study which could also be used as a fifth bedroom.

On the top floor sits the huge master bedroom suite with exposed timber trusses, built in wardrobes, a walk-in dressing room and stylish, recently-fitted ensuite shower room. Next to the master bedroom sits the family bathroom, with a stand alone bath and great views across the neighbouring countryside. Two further double bedrooms, one en suite, complete the second floor.





Outside: the property is accessed via double electric gates which access the front courtyard: this space offers ample parking and there are two additional parking spaces outside of the courtyard walls on the gravelled driveway. The rear garden is truly delightful: years of painstaking landscaping results in a spectacular outside space which incorporates various multi-level seating areas, a stand alone pavilion, numerous flower borders, a cascading water feature and pond. Head up a series of stone steps to the terraced, lawn area along with a high-quality greenhouse, vegetable beds and a fully insulated twin workshop/ hobby room powered by mains electricity.

Area: The Mill House sits amongst a group of high quality, character barn conversions in Collington, a pretty, rural Herefordshire parish set amidst rolling countryside. The market towns of Tenbury Wells and Bromyard are just a short drive away and offer supermarkets, independent stores, public houses, cafés, restaurants and medical facilities. Foodies are in luck as the Michelin-starred restaurant Pensons is approximately half a mile away.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	G
Heating:	LPG central heating
Service charges:	Biodigester
Services:	Mains water, electricity; private drainage
Covenants:	none known
Broadband:	Yes; (15/ 20Mbps)

* correct as of instruction date



EPC and floor plan available on the website.

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