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**Knypersley Mill, Judgefield Lane,**  
Brown Edge, Stoke-On-Trent,  
Staffordshire ST6 8UG

Guide Price £675,000

- UNIQUE & SPACIOUS THREE STOREY GRADE II LISTED CONVERTED MILL
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- TWO MODERN BATHROOMS
- TOP OF THE RANGE CONTEMPORARY FITTED KITCHEN
- ORIGINAL FEATURES THROUGHOUT
- POTENTIAL TO CONVERT BASEMENT LEVEL (subject to planning)
- APPROX 0.5 ACRE PLOT WTH AL FRESCO ENTERTAINING AREAS
- IDYLIC SETTING NEXT TO KNYPERSLEY POOL

## FOR SALE BY PRIVATE TREATY (Subject to contract)

The present mill replaced the old mill in 1827 when the original was demolished to make way for the new dam and Knypersley Pool. This breathtaking three-storey building of solid dressed sandstone and slate construction was milling until its retirement after World War Two.

This Grade II listed corn mill still has many of the working features forming part of this characterful home. Its location is a wonderful setting next to Knypersley Pool with all its wildlife and tranquillity.

The present owners have added to the property but still retaining its character. There is full scope to convert the lower ground floor to make use of the already substantial living accommodation, if required.

The access to this property is via an electric vehicle access shared with the neighbouring property down a track leading to the attractive garden and grounds of the mill which extends to approximately half an acre or thereabouts on the bank of the pool. Steps lead up to the main door which allows access to the reception dining room with access to the recently fitted quality kitchen with integrated appliances, doors to lounge, large bedroom with balcony and shower room.

Stairs lead down to the central floor which has three bedrooms, bathroom, cinema/living room and utility area.

At basement level (ground level) this is presently used as storage and is split into two rooms and has vast potential to convert to further living areas which opens onto the rear lawn garden and countryside beyond.

Externally, the property has a sweeping driveway with turning circle, a detached garage for a small car and various entertaining alfresco areas in the garden or the bank of the pool to enjoy those quiet moments.

This home is a one off and viewing is the only way to appreciate the character of the property which incorporates the original workings of the mill and the opportunity to add your dreams and ideas to this grand design.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**RECEPTION DINING HALL 20' 0" x 11' 6" (6.09m x 3.50m) max :** PVCu double glazed door, double glazed window and velux roof light. Exposed beams to ceiling. Feature period style radiator. Feature larder cupboard. Timber floor. Stairs to lower level. Doors to principal rooms. Large opening to:

**KITCHEN 20' 0" x 10' 0" (6.09m x 3.05m) :** Double glazed window. Two Velux roof lights. Top of range Wren Infinity Plus units comprising granite preparation surfaces, island unit having ceramic electric hob and down draft extractor with lights, Samsung smart dual cooks oven and separate smart combination microwave, drawer heater, large integrated Hotpoint fridge freezer, integrated cupboards and drawers. Deep sink unit inset with feature mixer tap and a stamps feature splashback. Radiator. Feature vintage timber pantry. Laminate floor.

**LOUNGE 19' 4" x 21' 3" (5.89m x 6.47m) :** Velux roof lights. Access to roof space storage. Timber beams. Dual aspect double glazed windows. Cast iron dual fuel fire. Two radiators. TV point.

**BEDROOM 1 21' 4" x 15' 0" (6.50m x 4.57m) max :** Double glazed windows to three aspects. Double glazed door to timber balcony. Two radiators. Timber floor. Access to roof space.

**SHOWER ROOM :** Double sized shower enclosure with feature tiles. Low level W.C. Feature wash hand basin with brass swan style tap. Heated towel rail. Tile floor.

**Lower Level :**

**CINEMA ROOM / LIVING ROOM 21' 2" x 24' 3" (6.45m x 7.39m) :** Beams to ceiling. Double glazed window to rear aspect. Exposed stone walls. Two radiators. Feature mill stone and grinding wheels. Concealed trap door to basement level. Doors to bedrooms and bathroom.

**UTILITY AREA 9' 0" x 8' 8" (2.74m x 2.64m) :** Double glazed window. Base units with single drainer stainless steel double sink unit inset. Space and plumbing for washing machine and tumble dryer. Oil fired central heating boiler. Pressurised hot water cylinder. Small door to outside.

**BEDROOM 2 19' 7" x 12' 0" (5.96m x 3.65m) :** Double glazed window to two aspects. Feature stone walls. Two radiators. Feature grinding stones.

**BATHROOM :** White suite comprising: Low level W.C., wash hand basin set in vanity unit and deep bath with central mixer shower tap. Heated towel rail. Part tiled walls. Cornish slate floor. Door to storage cupboard.

**BEDROOM 3 14' 10" x 11' 10" (4.52m x 3.60m) :** Exposed beams to ceiling. Double glazed window to rear aspect. Stone walls. Radiator.

**BEDROOM 4 14' 11" x 9' 2" (4.54m x 2.79m) :** Exposed beams to ceiling. Double glazed window. Radiator.

**Basement Level :**

**STORAGE ROOM 1 21' 0" x 31' 0" (6.40m x 9.44m) :** Window to rear aspect. Large access door to rear garden. Stairs to floor above. Door to:

**STORAGE ROOM 2 21' 0" x 15' 0" (6.40m x 4.57m) :** Garden tap. Door to rear garden.

**GARAGE 21' 9" x 8' 6" (6.62m x 2.59m) :** Double doors. Power and light. Window and pedestrian door. Timber elevations with corrugated roof.

**GREENHOUSE :** Timber framed.

**TENURE :** Freehold (subject to solicitor's verification).

**MILL POND FISHING RIGHTS:** Rights have been granted for two rods to fish in the mill pond.

**EPC:** As it is in a Grade II listed building, this premises is exempt from an energy performance certificate.

**SERVICES :** Mains electricity and water. Oil fired central heating. Septic tank drainage.

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**TAX BAND:** F

**LOCAL AUTHORITY:** Staffordshire Moorlands.

**DIRECTIONS:** SATNAV ST6 8UG. Go over Knypersley Pool bridge then turn right onto track. Drive down track, turn right at small roundabout & proceed down to the property.

