



PUTTERILLS

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Millers Cottage, Walkern Mill
High Street, Walkern SG2 7NP
£845,000

PERIOD HOME WITHIN IDYLIC RURAL SETTING ON THE BANKS OF THE RIVER BEANE ON THE OUTSKIRTS OF THIS HIGHLY REGARDED, YET CONVENIENTLY SITUATED VILLAGE.

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A rare opportunity to purchase a most intriguing Grade II Listed period home of excellent proportions enjoying an idyllic semi-rural location on the outskirts of this popular Village. Millers Cottage adjoins the impressive converted Walkern Mill and enjoys both a private garden and shared use of beautiful grounds approaching one acre siding onto the River Beane. Millers Cottage offers a most flexible arrangement of accommodation with scope to create a ground floor annexe or additional auxiliary accommodation if required whilst retaining an abundance of period features throughout the property. Practical benefits include a triple garage block with ample parking for several vehicles to the front of the garages and gas fired central heating. The accommodation is arranged over two floors providing the provision for three to five bedrooms depending on the number of ground floor reception rooms required. In full, the accommodation comprises a wide welcoming reception hallway, downstairs cloakroom/wc, utility room/pantry, a most comfortable open-plan kitchen/breakfast room with an oil fired Aga, a most impressive spacious dining room, well proportioned sitting room, rear lobby providing access to a ground floor bathroom, spacious studio and separate study with a large workshop/store room beyond. It is worthy of note that the rear lobby, bathroom, studio, study and workshop/store room could easily be combined or converted for use as an annexe or auxiliary accommodation if required. The impressive first floor landing leads to three most spacious double bedrooms with a useful first floor cloakroom/wc, separate bathroom and en-suite shower room to the master bedroom. Viewing highly recommended.

WALKERN

Walkern is a select and pretty village set through country lanes approximately four miles from the nearest train station in Stevenage which has fast regular trains to London Kings Cross (approx 23 minutes). Within the village there are local shops including a convenience store, a renowned tea rooms, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of "Good".

THE ACCOMMODATION COMPRISES

Sealed unit double glazed entrance door opening to:

RECEPTION HALLWAY 4.55 x 2.53 (14'11" x 8'4")

A wide welcoming reception hallway with a radiator, sealed unit double glazed window to the side elevation and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a wall mounted hand wash basin, low level, radiator and quadruple glazed window to the side elevation.

UTILITY ROOM / PANTRY 2.81 x 1.85 (9'3" x 6'1")

With space and plumbing for additional kitchen appliances with fitted ceramic butler sink,

additional fitted oven, useful shelved pantry and quadruple glazed window to the side elevation.

KITCHEN / BREAKFAST ROOM 4.67 x 4.28 (15'4" x 14'1")

Fitted with a comprehensive range of farmhouse pine base cupboards and drawers finished with wooden work surfaces with an inset one and half bowl stainless steel sink unit with mixer tap, additional tall broom cupboard, further base units and drawers with tiled counter top either side of an attractive cream oil-fired Aga with multiple ovens, polished steel insulated covers with both simmering and boiling plates. Cream tiled surrounds with feature recess above with exposed brickwork, ample space for breakfast table, space and plumbing for a dishwasher, radiator and an inset dual fuel hob to the counter top. Sealed unit double glazed window to the front elevation.

DINING ROOM 6.56 x 5.24 (21'6" x 17'2")

A most appealing room featuring an abundance of period features including a heavily timbered part-vaulted ceiling, oak stripped flooring and an attractive open fireplace with brick hearth with decorative wrought iron spindle to wooden bessemer with media shelf to one side

concealing wine storage space below. A most attractive period open tread staircase rising to the first floor with feature curved banister and oak beam. Picture window to the rear elevation with views over the private and communal gardens, sealed unit double glazed windows to the front elevation and heavy panelled door opening to the entrance porch and front of the property. Door to:

SITTING ROOM 5.37 x 4.97 (17'7" x 16'4")

A most comfortable room of excellent proportions featuring an attractive brick built open fireplace with slate tiled hearth, two radiators, wall lights, two sealed unit double glazed windows to the front elevation, further sealed unit double glazed window and glazed door opening to the rear garden.

REAR LOBBY

Radiator, quadruple glazed window to the side elevation and doors to:

GROUND FLOOR BATHROOM

Fitted with a white three-piece suite comprising a low level wc, pedestal hand wash basin and wooden panelled bath with mixer tap and shower attachment, vanity mirror and courtesy light, wall mounted electric heater, chrome towel radiator and quadruple glazed window to the

side elevation.

STUDY / BEDROOM FIVE 3.80 x 3.60 (12'6" x 11'10")

Measurements exclude a substantial built-in shelved storage cupboard, two sealed unit double glazed windows to the side elevations with views over the private and communal gardens, radiator.

STUDIO / BEDROOM FOUR 5.30 x 4.75 (17'5" x 15'7")

Of excellent proportions featuring sealed unit double glazed french doors and window opening to the private and communal gardens, radiator and door to:

WORKSHOP / STORE ROOM 5.36 x 3.53 (17'7" x 11'7")

Useful spacious workshop/store room with power and light, enclosed coal store with external access.

AGENTS NOTE

Both the study and the studio lend themselves for use as additional bedrooms, alternatively they could be converted along with the rear lobby and bathroom and potentially combined with the workshop/store room to create a self-contained annexe or additional auxiliary accommodation if so required.

FIRST FLOOR LANDING 5.18 x 2.62 (17'0" x 8'7")

A most impressive first floor landing featuring a timbered vaulted ceiling with further wall timbers and attractive period handrail and balustrades with sealed unit double glazed windows to both the front and rear elevations, arched doorway to the inner landing with loft access via retractable loft ladder. Doorway to useful walk-in airing/linen cupboard housing wall mounted gas fired boiler with a window to the side elevation, further doors to:

CLOAKROOM / WC

Fitted with a low level wc.

FAMILY BATHROOM

Fitted with a white two-piece suite comprising a wooden panelled bath, pedestal hand wash

basin, shaver point, electric wall mounted heater, chrome towel radiator and quadruple glazed window to the front elevation.

BEDROOM ONE 6.30 x 4.77 (20'8" x 15'8")

A most impressive master bedroom of excellent proportions, measurements excluding built-in double wardrobes, three sealed unit double glazed windows to the side elevation with views over the private and communal gardens, wide doorway recess providing access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a bidet, walk-in shower cubicle, antique vanity hand wash basin with brass taps, chrome towel radiator, wall mounted electric heater, wall lights, shaver point and quadruple glazed window to the side elevation.

BEDROOM TWO 5.18 x 3.38 (17'0" x 11'1")

A most attractive room featuring a heavily timbered vaulted ceiling with further wall timbers, concealed wardrobe recess, wall lights and sealed unit double glazed windows to both the front and rear elevations.

BEDROOM THREE 3.56 x 3.24 (11'8" x 10'8")

A well proportioned third bedroom featuring a part-vaulted ceiling with access to the additional loft space via a retractable loft ladder, radiator and a fitted pedestal hand wash basin with wall lights over. Exposed wall timbers and a sealed unit double glazed window to the front elevation.

OUTSIDE

FRONT GARDEN

An enclosed front garden with attractive brick retaining walls and shrub boundary hedging with additional parking space if so required. Attractive brick built seated porch with door leading to the dining room.

GARAGES

Triple garage block divided into both a double and single garage, 6.08 x 6.05 and 6.00 x 3.58. Three up and over doors, one electrically operated and a further personal door to the

double garage with door to the rear. Gated access to communal and private gardens with pathway to entrance door.

PARKING

Private off-road parking area in front of the garages for at least three to four vehicles.

GROUND

PRIVATE GARDEN

The property enjoys the benefit of its own private garden with substantial paved terracing across the length of the property, part enclosed by attractive wrought iron railings with shrub borders and clipped hedging. The private garden extends to an attractive wooden pergola with brick columns with additional private seating area in a period curved brick alcove. The private garden opens directly onto the communal grounds. However a fence and gate could be installed if desired.

COMMUNAL GARDENS

The communal gardens extend to approximately an acre, laid predominantly to lawn interspersed by a number of mature specimen trees with attractive views over the surrounding countryside with the river Beane meandering along the side of the parkland.

AGENTS NOTE

There is a £15.00 payment per month into a maintenance agreement towards the upkeep of the communal gardens.

AGENTS NOTE

Millers Cottage is Freehold. The sitting room, however, is located within the structure of The Mill held on a 999 year lease at the cost of 50p per year. There is though a maintenance agreement for a 5.58% contribution from the owners of Millers Cottage towards the upkeep of the fabric of The Mill. This is based on the floor area of the sitting room in relation to the whole Mill.

The Council Tax Band is "G" and the amount payable for the year 2018/19 is £2,814.87.











