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Sheepy Mill
Kingfisher Way
£375,000

*** TRULY STUNNING 3 BEDROOM GROUND FLOOR APARTMENT - LOCATED WITHIN A CONVERTED MILL OF ONLY 4 APARTMENTS - LIFT FACILITY - BEAUTIFUL COMMUNAL GROUNDS - DESIRABLE VILLAGE LOCATION - COMMUNAL GYM & SAUNA FACILITIES - SPACIOUS ACCOMMODATION - MODERN KITCHEN - TWO REFITTED EN-SUITE'S - VIEWING IS ESSENTIAL ***.

An immaculate and spacious ground floor apartment, one of four, within the 19th century converted water mill 'Sheepy Mill'. All four apartments are owner occupied. Sheepy Mill sits in landscaped grounds of 1.1 acres with the original mill pond and sluice gate and includes a communal gym with sauna and shower room, garage with storage space over and a car parking area. The property is accessed through tall brick pillars and then along a red tarmac private driveway flanked by a large grassed area with mature trees. The entire property has been sympathetically converted to modern utilities and fittings and encompasses five floors all with passenger lift access. There is also a cast iron spiral staircase to all floors. Entrance to the building is through a fully glazed door with intercom system into the heated ground floor lobby area which leads directly to the lift, the spiral staircase and Apartment 1.

The ground floor apartment for sale here occupies the entire ground floor of the 19th century brick mill building and is fitted with double glazed oak sash windows and oak internal doors. In every room there are the oak beams of the original mill building and the living room contains an original cast iron column. There is gas central heating throughout controlled by a Nest thermostat, contemporary radiators with additional underfloor heating to the two bathrooms. The apartment is in outstanding condition.

Sheepy Parva is a small, quiet village located adjacent to Sheepy Magna and includes the well known and respected Italian restaurant 'San Giovanni'. The property benefits from extensive rural views in particular across the adjacent Sheepy Lake which contains much wildfowl and fish. The nearby Sheepy Magna Primary School is a short walk away and Sheepy Magna also has a pub and a church. There is also a thriving village community with regular events.

ENTRANCE HALL

Having laminated wooden effect flooring, two central heating radiators and oak doors leading off to...

REFITTED GUEST WC 4' 10" x 3' 1" (1.47m x 0.94m)

Recessed LED ceiling down lights, central heating radiator, tiled floor, wash basin with useful vanity storage beneath, low level WC and tiled walls.

REFITTED KITCHEN 12' 2" x 8' 0" (3.71m x 2.44m)

Having two double glazed windows, laminated wooden effect flooring, recessed LED ceiling down lights, central heating radiator, exposed ceiling beam, extensive range of high gloss style kitchen units, granite work surfaces with stylish glass splash backs, integrated fridge freezer, inset 'NEFF' double oven, integrated 'Bosch' dishwasher & washing machine, 'NEFF' 5 ring induction hob with an extractor fan above, recessed stainless steel sink, feature plinth and under cupboard lighting.

LOUNGE/DINER 19' 6" x 17' 2" maximum (5.94m x 5.23m)

Having 4 double glazed windows, laminated wooden effect flooring, two tall grey central heating radiators, exposed centre ceiling beam with cast iron column support.

BEDROOM ONE 14' 4" x 10' 2" (4.37m x 3.1m)

Double glazed window, laminated wooden effect flooring, recessed LED ceiling down lights, exposed ceiling beam, central heating radiator, full width fitted wardrobes with sliding mirrored doors and an oak door to the en-suite.



ENSUITE 8' 0" x 8' 0" (2.44m x 2.44m)

Opaque double glazed window, recessed LED ceiling down lights, tiled floor with underfloor heating, clever chrome towel radiator with flip-out wings to hang laundry/clothes on providing a clever drying space, tiled walls, useful fitted vanity storage cupboards, wash basin, quartz vanity work top, low level WC, good sized shower enclosure with attractive marble effect panelled walls having a chrome mixer shower with rainfall style shower head.

BEDROOM TWO 10' 9" x 10' 9" (3.28m x 3.28m)

Having two double glazed windows, central heating radiator, laminated wooden effect flooring, exposed ceiling beam, recessed LED ceiling down lights and an oak door to the en-suite.

ENSUITE 7' 6" x 5' 10" (2.29m x 1.78m)

Opaque double glazed window, tiled floor with underfloor heating, tiled walls, clever chrome towel radiator with flip-out wings to hang laundry/clothes on providing a clever drying space, recessed LED ceiling down lights, useful vanity storage cupboards, low level WC, wash basin, good sized shower enclosure with attractive marble effect panelled walls having a chrome mixer shower with rainfall style shower head, quartz vanity work top.

BEDROOM THREE/HOME OFFICE 8' 9" x 7' 6" (2.67m x 2.29m)

Double glazed window, central heating radiator and a wide range of fitted office furniture.

COMMUNAL GARDENS

Externally the property benefits from parking, a garage, and a fantastic communal gym with sauna facilities. The development enjoys a private driveway and beautifully manicured grounds with seating areas, lawned gardens and a beautiful pond.

Electric Car Connection: The apartment also has the benefit of an electric car connection point that is metered direct to the apartment and is for private use of the owner.

GARAGE 21' 3" x 12' 5" (6.48m x 3.78m)

Having an electric "Up and Over" door, boarded roof area with staircase access.

GYMNASIUM 18' 0" x 17' 10" (5.49m x 5.44m)

Good sized gym with several pieces of equipment having its own changing and shower facilities and w.c. There is a sauna, fire exit and meter cupboard.

TENURE

Tenure/Important Information - Sheepy Mill management company is the holding company of the freehold of the apartment development. The four Directors represent the four owners of the apartments. The service charge for 2023 - 2024 was £3860 (increasing annually in line with rpi) and is paid on 1st November each year in full. Each Director owns the leasehold of their individual apartment, the leasehold does not incur a charge on the apartment owner. The purchaser will become a Director of the Company upon completion of the purchase.



GROUND FLOOR
983 sq.ft. (91.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas the approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such. By any prospective purchaser, the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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