



Mill House, Satley, DL13 4HX
4 Bed - House - Semi-Detached
£399,950

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Mill House

Satley, DL13 4HX

**** FOUR BEDROOMED STONE BUILT COTTAGE ** RURAL & PEACEFULNESS ** ON EDGE OF PICTURESQUE RURAL VILLAGE ** ADJACENT TO OPEN COUNTRYSIDE ** OVER 1.5 ACRES OF LAND ** EXTENSIVE GARDENS ** SMALL EQUESTRIAN FACILITY ** THREE RECEPTION ROOMS ****

A fantastic opportunity to purchase a well maintained, incredibly large, and well presented family home which sits on the edge of this attractive, and traditionally sought after village.

Sitting on approximately just over the 1.5 acres of land, the property has extensive gardens, a large garage/workshop area, and a small equestrian facility with animal holdings area.

The property is steeped in history and this can be seen with its thick walls and high ceilings. The internal floorplan briefly comprises of: entrance hallway, downstairs WC, stunning 'L' shaped lounge with feature fireplace and patio doors to rear garden. The dining kitchen is fitted with a range of wall and base units. There are two further rooms, which are versatile and could be used for several needs - they are currently used as a sitting room, and a study. To compliment the downstairs is a large utility which houses the modern heating system. The property also has solar panels which offers a good return.

On the first floor there are four bedrooms, which are all of good size and come with ample storage facilities. There is a bathroom, and an additional shower room.

Externally the property sits on a large plot, further benefited by an extra plot of land which was purchased by our clients. The property sits on approx. just over 1.5 acres, but full information should be sought from your solicitor / Land Registry. From the rear of the property there are lovely patio areas with a variety of shrubs, which leads to an equestrian area. The garage offers ample parking, a workshop area, and wood store. The gardens extend down to the river and offer excellent degrees of privacy and tranquillity.











GROUND FLOOR

Entrance Hallway

Lounge

25'7 x 18'7 (7.80m x 5.66m)

Kitchen

20'9 x 13'5 (6.32m x 4.09m)

Sitting Room

14'6 x 13'8 (4.42m x 4.17m)

Family Room / Sitting Room

21'4 x 7'9 (6.50m x 2.36m)

Utility Room

WC

FIRST FLOOR

Bedroom One

14'2 x 13'4 (4.32m x 4.06m)

Bedroom Two

13'3 x 11'4 (4.04m x 3.45m)

Bedroom Three

10'7 x 10'5 (3.23m x 3.18m)

Bedroom Four

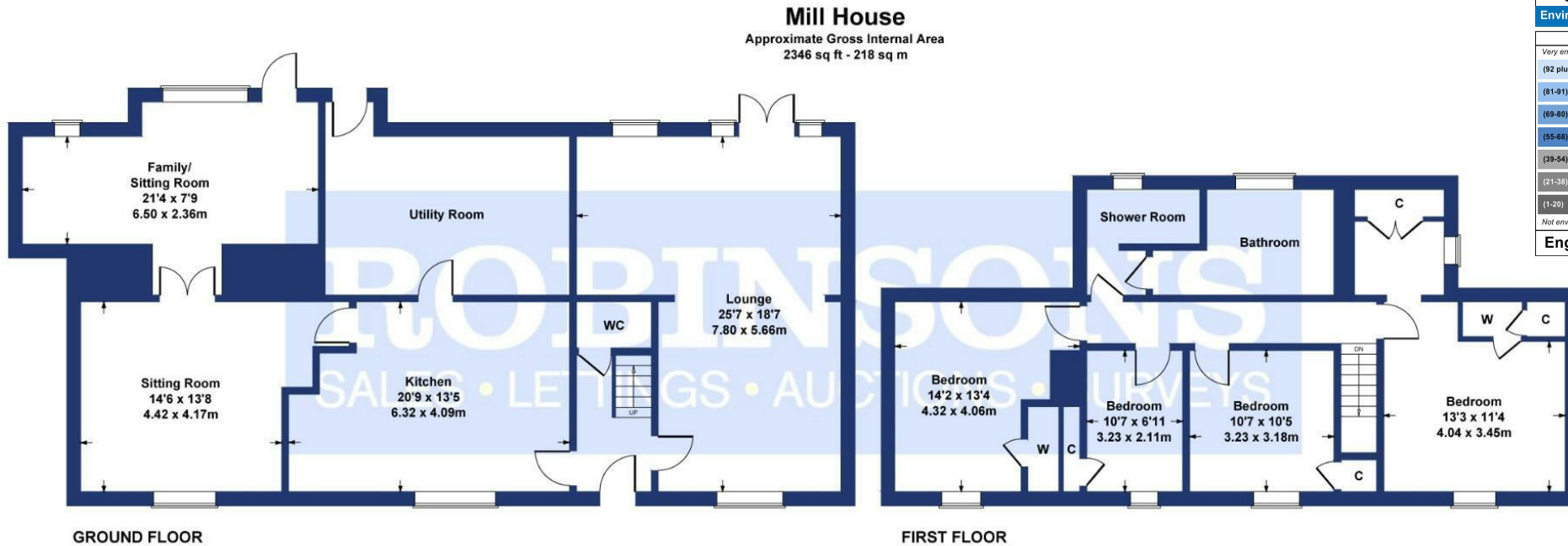
10'7 x 6'11 (3.23m x 2.11m)

Bathroom

Shower Room

Tenure - Freehold

Council Tax Band E - Approx. £2531 PA



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C	55	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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