



## Walk Mill Cottage, Walk Mill

£585,000 Freehold



An exceptional opportunity to own this wonderful detached cottage with NO UPWARD CHAIN, with three double bedrooms and a contemporary shower room to the first floor. • The huge reception dining hall welcomes you in, with a separate sitting room, conservatory overlooking the garden, kitchen/breakfast room, utility and a cloakroom complete this incredible home. • A large plot of around 1 acre for you to enjoy, with a gated driveway, double garage, the garden spanning multiple levels with patio areas, a paddock at the top all with breathtaking views. • Situated in Walk Mill, just a short distance from Eccleshall with so many local amenities which include shops, cafés, award winning butcher, doctors, dentist to name a few. • Having recently undergone some improvements to include a new roof and new windows in 2025, this incredible property is a large cottage waiting for its new owners.



Don't walk on by! Take the step inside Walk Mill Cottage, an elegant three double bedroom detached home offering an exceptional opportunity for families and those seeking a lifestyle enriched by rural living, with the added bonus of no upward chain. Walk Mill Cottage boasts a large, beautifully landscaped garden along with a paddock offering beautiful, far-reaching views, creating an idyllic setting for family life, outdoor entertaining, or simply relaxing while enjoying the surrounding countryside.

Step through the front porch into the huge reception dining hall, an impressive spectacular first ideal for dining or as a central hub for family and friends to socialise or unwind whilst taking in the charm of the cottage, with beams to the ceiling and a centrepiece fireplace to name a few character feature that run throughout this wonderful home. . Moving to the right is the kitchen/breakfast room, equipped with ample cupboard space for kitchen storage whilst providing an area for family dinners or kitchen catch ups. Adjoining to the kitchen is the utility room offering a separate space for white goods and added storage accompanied by a easily accessible WC. Finally the ground floor benefits from a sitting room leading into a light filled conservatory with French doors opening out to the garden. Perfect for quiet afternoons enjoying the sun and views of the garden or a fantastic play room for younger members of the family.

The wooden staircase rises from the reception hall to the first-floor gallery landing, which leads to three double bedrooms. The principal bedroom, positioned at the top of the stairs, enjoys multiple aspect windows, creating a peaceful retreat filled with natural light and views of the surrounding greenery. Bedrooms two and three both offer generous space, ideal for a growing family or easily adaptable as a home office or creative studio. Also on this floor is the modern family bathroom equipped with a modern shower enclosure thoughtfully designed to energise busy mornings or provide a relaxing space to unwind at the end of the day.

Outside, the double garage offers secure parking or excellent additional storage and is set within a gated driveway, enhancing the sense of privacy that the property provides. The rear garden is a true highlight, perfect for those who love the outdoors. With breathtaking, elevated views and two patio areas set at different levels, the garden allows you to enjoy the scenery from every angle. Situated at the top of the garden is an additional paddock, offering excellent potential for equestrian use. Ideally located in Walk Mill, just a short distance from the charming village of Eccleshall, with its range of local shops, cafés, and other local amenities. Call James Du Pavey Eccleshall on 01785 851886 to arrange your viewing today.



Don't walk on by! Take the step inside Walk Mill Cottage. This elegant three-bedroom detached home offers an exceptional opportunity those seeking a warm, welcoming lifestyle with no upward chain

Council Tax band: F

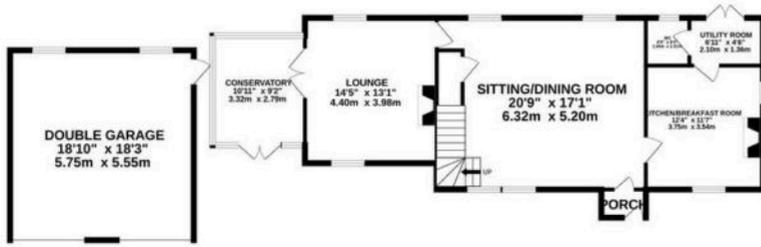
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



GROUND FLOOR  
1182 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1718 sq.ft. (159.6 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 items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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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