



# Ruthlin Mill

Skenfrith, Abergavenny, Monmouthshire, NP7 8UL



COUNTRY & CLASSIC

## Ruthlin Mill

*Attractive, Unique Detached House with Four Large Double Bedrooms, Situated in an Idyllic Location Adjacent to the River Monnow with nearly 14 Acres of Beautifully Landscaped Gardens & Grounds, including Working Water Wheel & Mill Ponds. Two Bedroom Annexe, currently run as Successful Holiday Let, a Number of Garages & Outbuildings. 8 Acres of Garden & Sloping Pastureland with River Frontage, 6 Acres of Woodland with River Frontage and Fishing Rights. Completely Rebuilt 16 Years Ago the Property has been Ecologically & Custom Designed Creating Spacious & Light Accommodation*

### THE PROPERTY GROUND FLOOR

- Spacious and Light Entrance Hall with Travertine Flooring
- Bespoke Fitted Kitchen with Walk In Pantry. Oak Units & Granite Worktops, Oil Fired 5 Door Aga, Separate Electric Cooker & Hob, Integrated Microwave, Coffee Machine, Fridge & Freezer. Kitchen opens into
- Superb, Large Garden Room with both Dining & Comfortable Seating Areas with Contemporary Free Standing Wood Burning Stove. French Doors to Garden & Terrace with Bespoke Woodfired Pizza Oven & BBQ Area. Internal Double Doors link to
- Very Large Light Sitting Room with Feature Brick Fireplace with Woodburner
- Good Sized Study/Office
- Downstairs Cloakroom
- Utility Room with Fitted Oak Units & Oak Worktop, Integrated Drinks Fridge
- Boot Room & Back Door

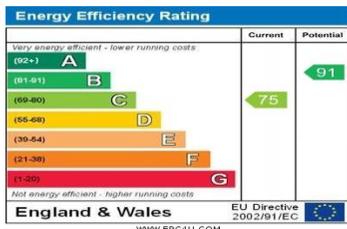
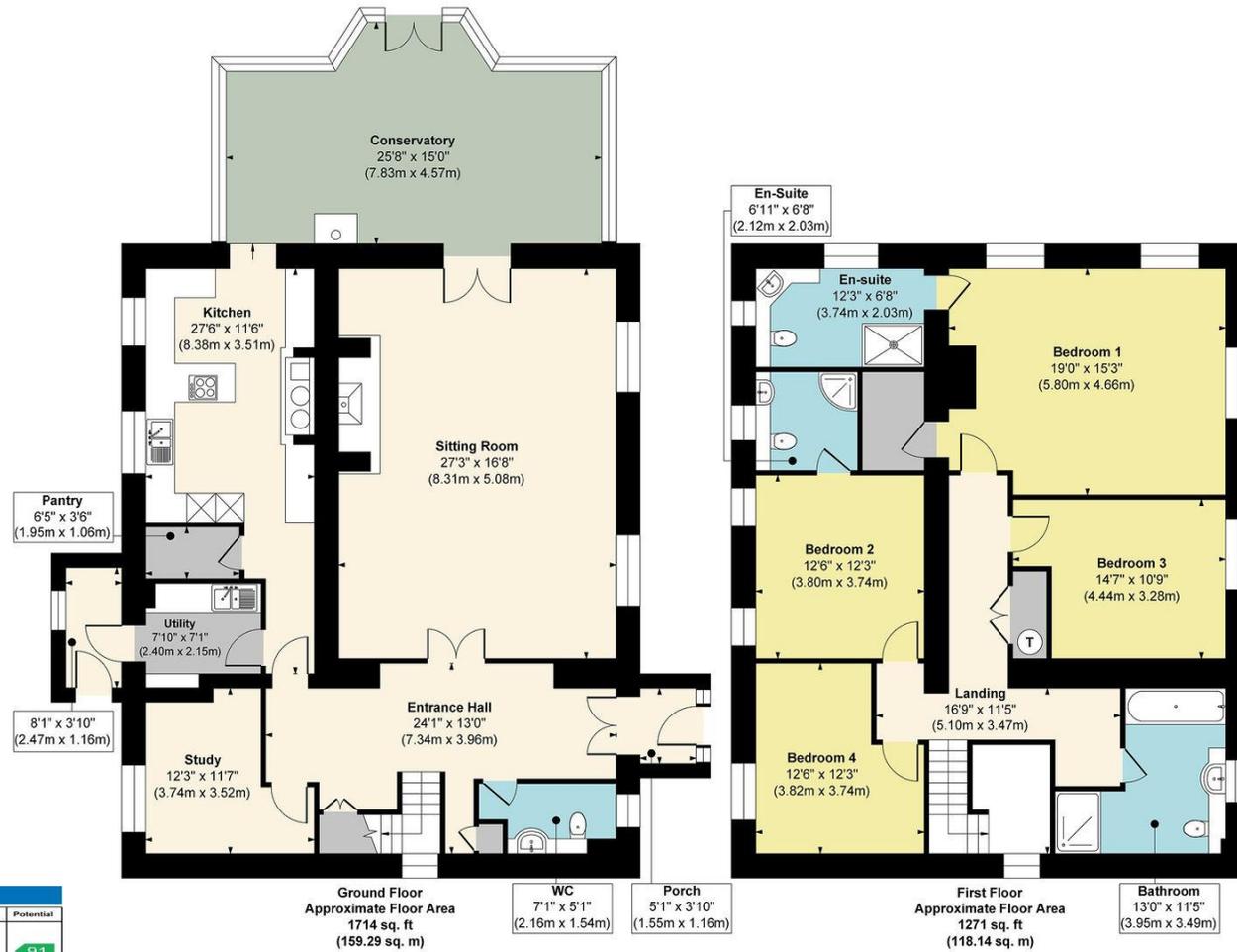




# FLOOR PLANS

Total Approx. Floor Area 2985 Sq ft, 277.43 Sq m

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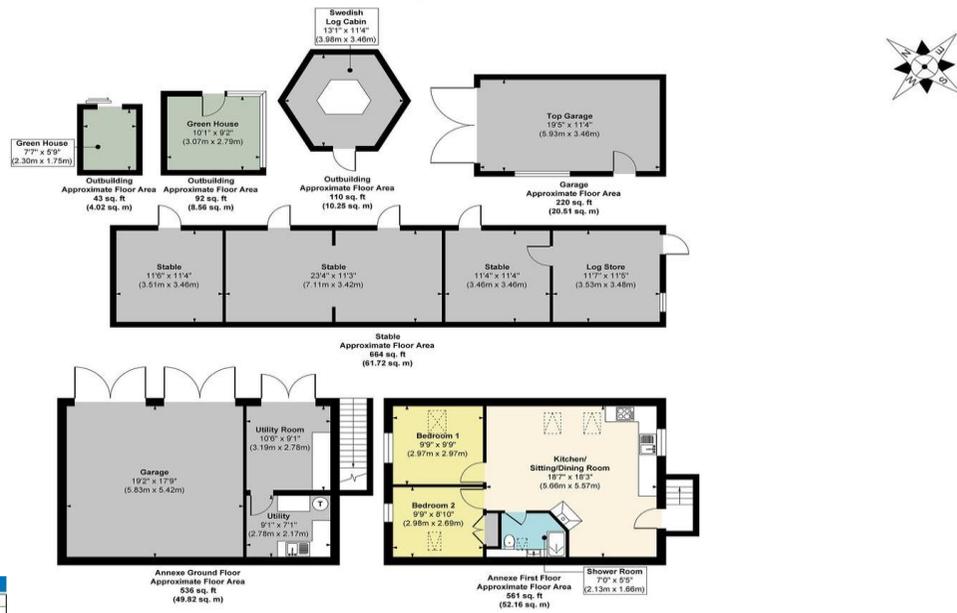


**Approx. Gross Internal Floor Area**  
**Main House = 2985 sq. ft / 277.43 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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# OUTBUILDINGS & ANNEXE FLOORPLANS

## Ruthlin Mill, Skenfrith, Abergavenny, NP7 8UL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs.			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs.			
England & Wales		EU Directive 2002/91/EC	

**Approx. Gross Internal Floor Area**  
**Annexe = 1097 sq. ft / 101.98 sq. m**  
**Stable = 532 sq. ft / 49.51 sq. m**  
**Store = 131 sq. ft / 12.21 sq. m**  
**Garage = 220 sq. ft / 20.51 sq. m**  
**Outbuilding = 245 sq. ft / 22.83 sq. m**

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## THE PROPERTY

### FIRST FLOOR

- Elegant Bespoke Wide Oak Staircase with Large Feature Window & Contemporary Chandelier
- Large Double Aspect Main Bedroom with Vaulted Ceiling Exposing Original Mill Beams, Windows Overlooking Garden and River
- Ensuite Shower/Wet Room with Windows Overlooking Garden
- Walk In Dressing Room with Fitted Units
- Guest Double Bedroom with Ensuite Shower Room
- Two Further Double Bedrooms
- Elegant Family Bathroom with Separate Shower & Freestanding Bath

### THE OUTBUILDINGS

- Double Garage Designed for Vehicle Restoration with Lighting & Electrics
- Adjoining Utility Room/Boot Room and Store
- Stable Block providing Log Store, Double Workshop & Garden Machinery Store
- Pole Barn with Light & Power
- Separate Garage on Upper Driveway
- Further Garage/Store Shed in the Fields
- Two Greenhouses with Automated Watering System, Large Potting Shed & Further Garden Shed
- Large Polytunnel with Automated Watering System

### THE HOBBIT GRILL HOUSE

- Cosy Indoor/Outdoor Dining with Integral Firepit
- Terracing Overlooking River & Mill Pond



## THE ANNEXE

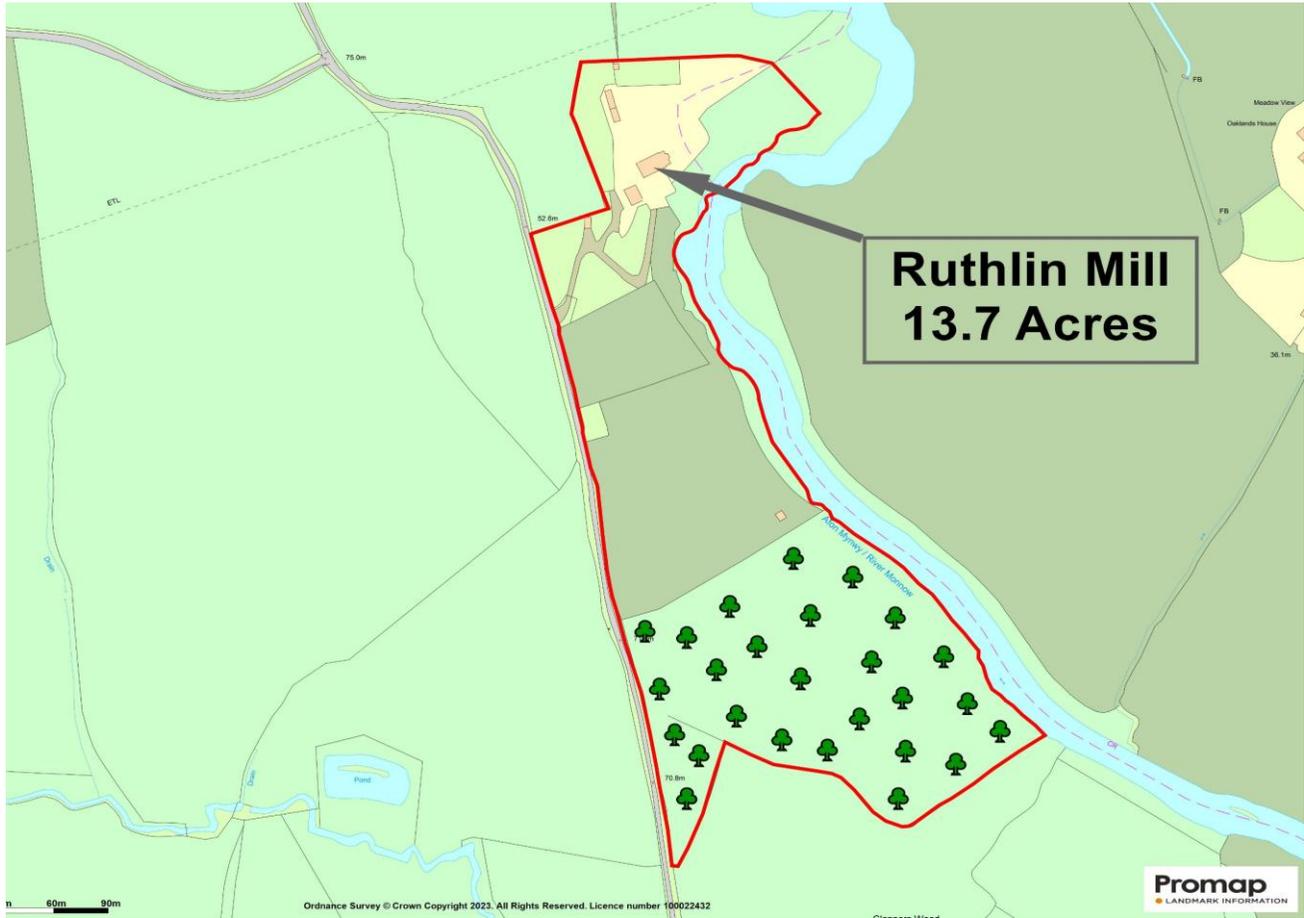
### 5\* Holiday Accommodation

- Situated Above the Garages
- Large Open Plan Kitchen/Living Room with Freestanding Woodburner
- Two Double Bedrooms & Shower Room
- Private Terrace & Private Parking
- Earning Approx £20,000 Income per Annum

## THE OUTSIDE

- Total plot size of 13.7 Acres
- Superb Landscaped Gardens with River Frontage with Exterior Lighting Through the Garden
- Private River Beach
- Attractive Rose Covered Pergola
- Magnificent Feature Working Water Wheel
- Covered Terrace with Wood Fired Pizza Oven & Firepit
- Productive, Enclosed Vegetable Garden with Fruit Cages, Asparagus Bed
- Two Greenhouses, Potting Shed & Large Polytunnel
- Large Chicken Run & Chicken House
- Orchard including Apples, Pears, Plums, Damsons & Greengages
- Approx 3.5 Acres of Gently Sloping Pasture Land with River Frontage
- Approx 5.5 Acres of Woodland with River Frontage & Fishing Rights
- Sweeping Drive with Plenty of Parking







## THE SITUATION

- Situated in a Secluded Rural Riverside Location Adjacent to the River Monnow
- Skenfrith Village 1.5 Miles
- Monmouth 5.5 Miles, Ross-on-Wye 11.5 Miles, Abergavenny 13.5 Miles
- M4 Newport – 24 Miles, M50 12 Miles

## PRACTICALITIES

- Mains Electricity & Water
- Private Drainage
- Ground Source Heat Pump Central Heating & Hot Water
- Underfloor Heating Throughout
- Oil Fired Aga
- Double Glazing Throughout
- Broadband – 4G Signal
- Council Tax Band G– Monmouthshire County Council
- A Footpath Crosses the Grounds

## POSTCODE & DIRECTIONS

What3Words: ritual.ideal.muted

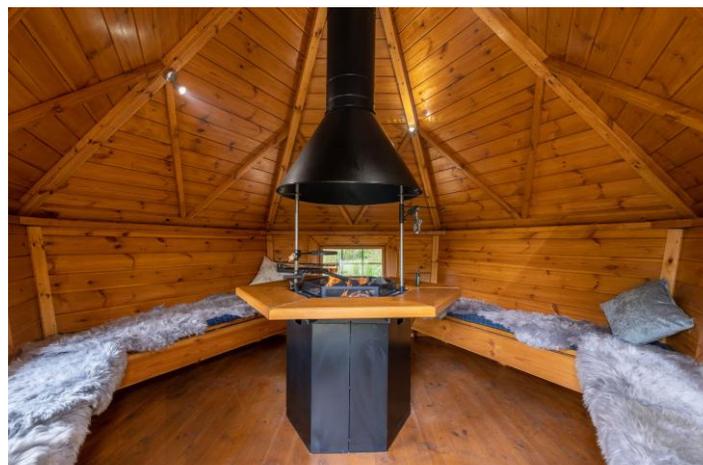
- **NP7 8UL** –Sat nav tends to run out about ½ mile short of the property. From the B4521 at the Bell Inn at Skenfrith take the small road between the hotel and the river and follow for approx.1.25 miles and the driveway entrance is on the left with a small home produce sale shed at the top of the drive.

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents:



Tel: 01531 888388 or 07879 630396  
Email: [enquiries@countryandclassic.co.uk](mailto:enquiries@countryandclassic.co.uk)





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