



THE CORN MILL & CORN LOFT, MIDDLE MILL, SOLVA, SA62 6XD



WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

- BEAUTIFUL PERIOD PROPERTY
- ATTACHED ONE BED APARTMENT
- CLOSE TO SOLVA
- IMMACULATELY PRESENTED
- IDEAL HOME OR INVESTMENT
- FOUR DOUBLE BEDROOMS
- UNIQUE CHARACTER FEATURES
- GRADE II LISTED
- RURAL HAMLET LOCATION
- PRETTY RIVERSIDE GARDENS

BEAUTIFULLY RENOVATED ORIGINAL CORN MILL- COTTAGE, WITH ATTACHED APARTMENT

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We Say...

This stunning Grade II, stone-built, four bedroom property, and adjoining self-contained, one bedroom apartment, dates back to the 18th century. Formerly a working corn mill, it has been lovingly restored with a perfect blend of modern style and an abundance of character. It is set in beautiful riverside gardens and located in the picturesque semi-rural hamlet of Middle Mill, nestling in the sheltered valley of the River Solvach, around a mile from Solva.

The Corn Mill layout is essentially an 'L' shape building and entry is into the attractive farmhouse style kitchen, complete with range cooker and stylish granite work surfaces. Just off the kitchen there is a handy walk in larder, a sitting room with double doors opening onto the garden, a shower room with utility area and a further lounge on the ground floor. There are fabulous character features including original mill wheel workings in the lounge, as well as exposed beams, slate sills, and stonework in many parts of the property. Stairs from the sitting room lead up to a family bathroom on the mid-level and on to four double bedrooms on the first floor, one of which is a master suite with a dressing area and an en-suite bathroom. There is a lockable interconnecting door from the dressing area into the Corn Loft apartment, offering flexible living or holiday accommodation. The Corn Loft has its own front door and opens into the striking open plan lounge/kitchen/dining room, complete with feature mill workings on one side. A door from the lounge leads into a beautiful double bedroom with an en-suite bathroom.

This unique property retains many original character features, is beautifully presented and is set in the most tranquil of areas, yet close to the coastal harbour village of Solva and all it has to offer.

Location

The Corn Mill and Corn Loft are situated in the picturesque hamlet of Middle Mill, and nestled in a sheltered valley. The sought-after village of Solva is around a mile away, and is in the heart of the Pembrokeshire Coast National Park. The village offers wonderful opportunities for boating and walking enthusiasts, as well as restaurants, cafes, public houses, shops, galleries, places of worship, post office, doctors surgery and primary school. Solva is some 12 miles west from the county town of Haverfordwest and 3 miles from St Davids, with its famous Cathedral and ruined Bishops Palace. It is also within easy reach of some of Pembrokeshire's most popular sandy beaches such as Newgale and Whitesands.



DIRECTIONS

From our Haverfordwest office take the A487 towards St Davids. Enter the village of Solva, over the bridge, and turn right at the Cambrian Inn. Continue on this road for approximately 1 mile. Turn right over the bridge at Middle Mill, and the property can be found immediately on the left-hand side.

GENERAL INFORMATION

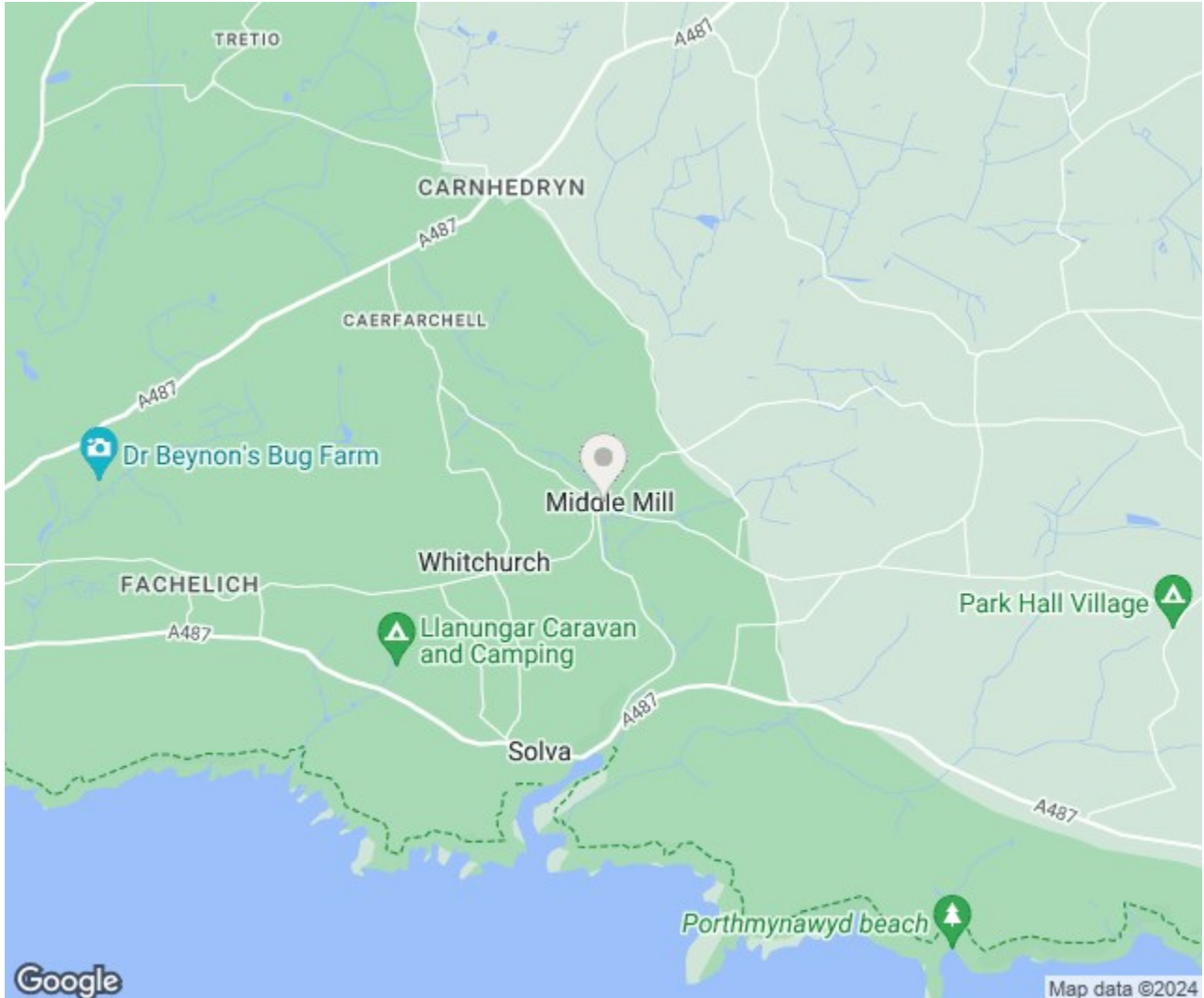
VIEWING: By appointment only via the Agents.
TENURE: We are advised: FREEHOLD
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band BUSINESS

We would respectfully ask you to call our office before you view this property internally or externally-NB MILL LODGE & PONY COTTAGE ARE NOT INCLUDED IN THIS SALE

LG/AMR/01/22/OK/LG

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AERIAL VIEW



- THE CORN MILL**
- KITCHEN**
18'11 max x 12'7 max
- LARDER**
22'2" max x 5'9" max
- LOUNGE**
20'9 x 15'3
- UTILITY ROOM**
7'4 x 6'9
- SHOWER ROOM**
6'10 x 5'3
- SITTING ROOM**
26'5 x 13'7
- LANDING**
- FAMILY BATHROOM**
5'10 x 5'11
- BEDROOM 1**
13'11 x 10'3
- BEDROOM 2**
10'9 x 8'5
- BEDROOM 3**
10'9 x 7'7
- MASTER BEDROOM 4**
18'10 max x 12'7
- DRESSING AREA**
8' x 7'4
- ENSUITE BATHROOM**
10'10 x 8'7
- THE CORN LOFT**
- OPEN PLAN LIVING KITCHEN DINING**
28'0 x 15'11
- BEDROOM**
16'5 max x 10'3
- EN-SUITE BATHROOM**
9'9 x 5'9
- EXTERIOR STORE**
13'11 x 16'



