



Ruthlin Mill  
Skenfrith | Abergavenny | Monmouthshire | NP7 8UL

# RUTHLIN MILL



*Nestled within the most enchanting and idyllic location with mesmerising views, Ruthlin Mill is a truly incredible home, offering peace and privacy at a sprawling property that oozes character combined with modern luxury.*



# KEY FEATURES

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At the end of a winding driveway this secluded slice of 14 acres of the stunning Monmouthshire landscape near Skenfrith offers the owner an island of tranquillity completely immersed in nature.

There's mature woodland flowing down to the banks of the river Monnow that also offers fishing rights, pasture land and stables, and greenhouses and outbuildings to support a productive smallholding.

Next to the ample parking area there's also a garage and workshop that can boast a modern two-bed annexe above it as the answer to multi-generational living or income potential.

This memorable mill, that dates back to the 1500s but has been completely renovated by the current owners, is also perfect for entertaining as it offers multiple patios and terraces to choose from to host enjoyable alfresco dining experiences and summer BBQs.

The terrace next to the working waterwheel has a pizza oven to add to the cooking facilities at the site, plus the owners have built a Swedish-style log cabin at a perfect spot next to the river. The charming cabin has its own external deck area plus inside offers bench seating clustered around a firepit so the location can be enjoyed whatever the weather.

Inside the mill there's cascades of light and an abundance of space across substantial rooms that include a huge sitting room with sizeable log burner and an impressive dining room/conservatory easily able to host a dining area and seating zone.

The country-style kitchen is well-equipped including a massive Aga and adjoining pantry, plus working from home is easily accommodated within the separate study.

Upstairs there are four double bedrooms plus two modern en-suites and a family bathroom with a statement contemporary bath. The primary suite includes a walk-in wardrobe, ensuite shower room plus exposed roof beams and trusses that crown the space with incredible character.

The grounds that surround the mill are breathtaking, nestled into a corner of Monmouthshire under two miles from the village of Skenfrith which can offer a pub, church, and village hall and even its own castle ruins owned by The National Trust.

The popular market town of Abergavenny, The Sunday Times best place to live in Wales in 2024, can easily tempt a visit with an abundance of cafes, bars and restaurants as well as shops, schools, and social and sports clubs.

Monmouth is less than 6 miles away too, boasting some of the best schools in Wales as well as a further choice of shops, eateries, groups and events. Both towns can also offer the everyday facilities and amenities required, such as doctor's surgeries and dentists.

The mill is ideally located for exploring more of this stunning landscape, with the Wye Valley Area of Outstanding Natural Beauty a short drive to the east and the Bannau Brycheiniog/Brecon Beacons National Park to the west.

Both areas offer an amazing choice of outdoor activities and pursuits to enjoy, from hiking to biking, riding horses to riding the rapids, but it will always be a wonderful feeling to come home to the welcoming Ruthlin Mill and its own unique and mesmerising scenery.







# KEY FEATURES

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Step inside this sprawling stone mill and you are enveloped by light and space throughout, with high ceilings and generous rooms showcasing renovated character combined with modern luxury.

The internal accommodation offers over 3,100 square feet of space within a unique and charming property that has been renovated, restored and rebuilt by the current owners to create a comfortable home that oozes charm.

The entrance hall is as grand as this substantial and commanding building demands and truly deserves, showcasing a bespoke staircase and built-in storage within its highly crafted structure.

Meander through this impressive hallway and into a substantial sitting room that is a welcoming social hub of the home, and you are effortlessly invited to get comfy on one of the sofas to relax and chat, watch a movie, or enjoy the match with family and friends.

The sofas are nestled around a sizeable log burner within a robust stone fireplace that is the standout character feature of the space, also complementing the exposed ceiling beams. The room feels spacious and airy with the windows perfectly framing the enchanting garden views and inviting oceans of light to cascade inside.

A set of double doors at one end of the sitting room entices you out of the comfortable sofa to explore further and you are rewarded with an exceptional conservatory, an addition to the mill that is another special space to gather with friends and family. The conservatory wraps you in mesmerising garden views, immersing you in nature on three sides, as well as framing the ever-changing sky views above through a glass roof.

But, as with all the renovations lavished on the mill, the current owners have been meticulous in their design of the conservatory, with tinted roof glass to combat over-heating in the summer and a central wood burner to use in the winter.

From the conservatory there's seamless flow onto the garden terrace via French doors as well as doors next to the dining area that lead into the kitchen.

The well-equipped kitchen combines a timeless country style that hides all the modern appliances a cook could hope for plus there's a huge Aga nestled into a chimney breast with the stunning green colour chosen to pay homage to the myriad of shades found within the glorious garden.

Off the kitchen there is a bonus pantry plus a utility room, and the ground floor can also offer a separate study that's ideal for quiet reading and working from home, plus a cloakroom located off the hallway.

Climbing the solid wood staircase reveals four double bedrooms that can all impress with their own unique, mesmerising views of the land that cocoons the home.

The primary bedroom is breathtaking, with the exposed ceiling beams adding captivating character to the space. The suite can boast a walk-in wardrobe and contemporary ensuite shower room cloaked in stone tiles and clever storage.

Bedroom two can boast an ensuite too, another stylish and modern space created to the owners' exacting standards that continues into the family bathroom where a contemporary, statement bath waits to offer you a relaxing experience in hot bubbles at the end of a busy day.



# SELLER INSIGHT

“ Ruthlin Mill is a superb property nestling in a green oasis of gardens, grassland, woodland, and river. It is a beautiful and tranquil oasis that has been the much loved home of the present owners for the past fifteen years.

Ruthlin Mill began life in the sixteenth century as a grain mill and then became the first mechanised paper mill in Wales. The vendors explain that they initially fell in love with the fantastic location but knew they could remodel the property to their design. Working with an architect they retained the original walls to keep the sense of the mill as an industrial building, and within the walls created an ecologically designed, chic and comfortable Interior.

They love the entire house, but the garden room, which stretches across the back of the property, is their favourite place to relax and entertain. It overlooks the gardens, woodland and the riverbank, and it is pure joy to sit and watch the changing seasons. A winter snowfall remains undisturbed, white, and sparkling across the landscape. There is always a magical view and it is also nature lover's paradise for observing wildlife that includes a visiting otter and kingfisher.

Ruthlin Mill is a home that welcomes visitors, and the owners recall many brilliant summer parties on the patio, which is complete with pizza oven. Eighteen months ago, they hosted their daughter's wedding when over two hundred guests were able to enjoy the gardens and the magical night time atmosphere created by the tree lights. The two bed self contained annexe is perfect for overflow visitors or multi generational living. It has also been a successful holiday let.

The house stands in over thirteen acres which consist of a delightful mix of gardens, a quarter of a mile of riverbank along the Monnow River, and also the wow factor of the electrically operated water wheel. The garden is divided into formal areas and informal woodland zones. There is an excellent kitchen garden and a well established orchard where the fifteen trees provide a good annual harvest. It is a loved and well used garden where there is nothing better than settling by the riverbank for an evening glass of wine, or an afternoon of fishing. The charming Swedish log cabin is where you can host a barbecue for twelve, and there is stabling for the horse owner. The garden is a serene sanctuary where you can simply savour being a part of this very special setting.

The house sits on the edge of friendly, picturesque, and active Skenfrith village with its award winning pub and restaurant. It also has its own castle and if you follow one of the many local walks you can enjoy the views over the village and Monmouth Valley. The vendors are moving to be closer to family and will miss the privacy, space and beauty of Ruthlin Mill but take away many happy memories and are sure the new owners will love it as they have. Ruthlin Mill is a truly rare and special property.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















# KEY FEATURES

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Step outside to become totally enchanted as you wander around the private 13.7 acres of land, a captivating parcel of peace cocooned in nature and surrounded by sweeping views.

The tranquillity of the idyllic garden and grounds is broken only by the harmonious chorus of bird song and the gentle sound of the stream as it trickles past and sets the mill wheel in motion.

This magical location is a paradise for the local wildlife, as well as the mill residents, enhanced by the discovery of a duo of mill ponds within the beautiful, undulating landscape.

As you stroll through the grounds you'll happen upon a rose covered pergola that leads you towards the productive orchard area that flows down to the banks of the River Monnow as it slowly meanders along the boundary of the property.

Keep exploring to find a section of the land dedicated to an established smallholding that boasts an orchard producing apples and damsons, pears, plums and greengages, complemented by an established vegetable garden supported by two greenhouses with automated watering system, a potting shed, large polytunnels with automated watering system, and a chicken run with hen house.

When you're not busy tending to the smallholding there are so many more areas of this idyllic island of rural living to discover including three and a half acres of pasture land that rolls down to a private river beach where you can enjoy a picnic while utilising the fishing rights that come with the property.

But as well as a property that effortlessly offers endless hours of quietly meandering through a captivating landscape, this is a party house too.

Guests will be truly stunned by the setting that the numerous patios and special spots within the grounds offer as a place to relax, dine and create lasting happy memories, and how many homes can add the sound of running water from a working waterwheel to accompany a social gathering?

Arguably one of the prime locations for hosting is the patio adjacent to the conservatory, next to the waterwheel, which can boast a pizza oven as well as sweeping views over the land.

However, there's also an enchanting spot next to the river where the owners have thoughtfully located a Swedish-style log cabin with decking. It's the perfect place for watching the water flow by, the abundance of local wildlife, and see day turn to night revealing a blanket of stars above.

For times when the weather is not helpful or a more intimate ambience is sought, step inside the cabin and be greeted by a cosy wood clad interior with sociable built-in benches flowing around a central firepit.

There's plenty of parking for guests invited to the gathering too, and as they approach the end of the impressive driveway that is found off a tiny and peaceful country lane, the character-packed mill comes into view to take their breath away.

If an outdoor tour occurs they will discover a double garage (with laundry and utility room) and workshop with a two-bed annexe on the first floor that can boast a private garden and parking. The bonus addition to the onsite accommodation could easily be a multi-generational living space, a rentable holiday let, or a place for eager guests to stay once the party is over.

With pastureland to support it, the mill is an equestrian property too, with four stables offering a home with a view for the happy horses. Across the land there are additional practical spaces that add to the mill's total offering, such as a workshop, log store, utility room for the annexe, a pole barn with light and power, an extra detached garage and a shed out in the fields.

The property also has approximately 6.34 acres of mixed woodland with fishing rights.









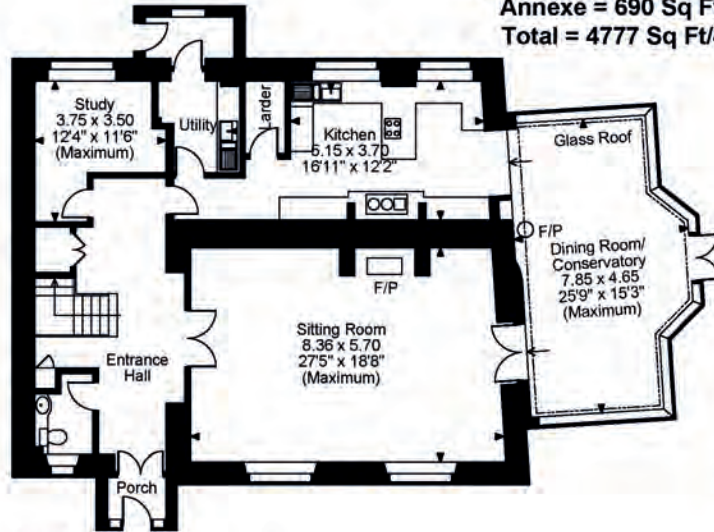
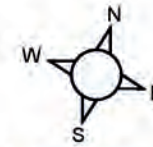




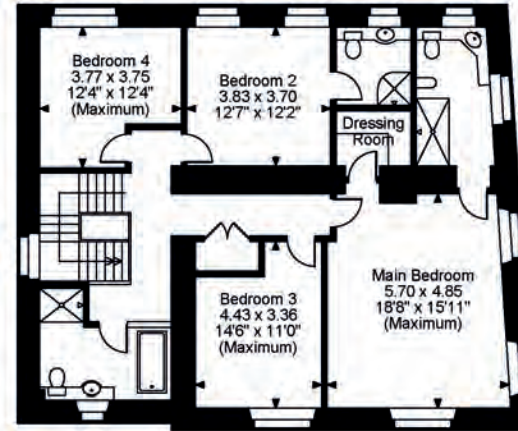


**Ruthlin Mill, Skenfrith, Abergavenny**

**Approximate Gross Internal Area**  
**Main House = 3077 Sq Ft/286 Sq M**  
**Garage = 341 Sq Ft/32 Sq M**  
**Outbuilding = 669 Sq Ft/62 Sq M**  
**Annexe = 690 Sq Ft/64 Sq M**  
**Total = 4777 Sq Ft/444 Sq M**



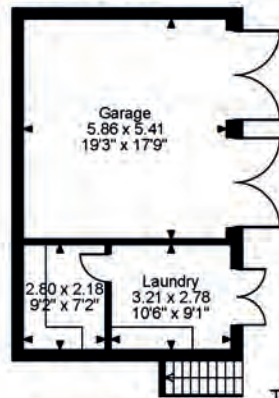
**Ground Floor**



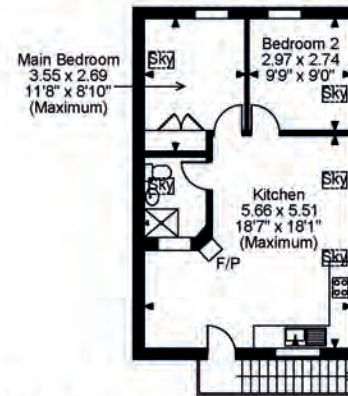
**First Floor**



**Outbuilding**



**Annexe Ground floor**



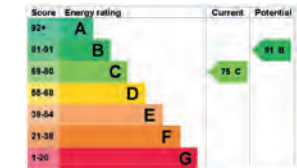
**Annexe First floor**

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 The position & size of doors, windows, appliances and other features are approximate only.  
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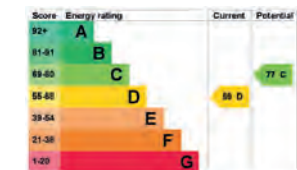
Council Tax Band: G

Tenure: Freehold

**Main House**



**Annexe**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 01.05.2024





# FINE & COUNTRY

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