



## STAPLETON CASTLE MILL, STAPLETON

Presteigne, Herefordshire, LD8 2LS







# A BEAUTIFULLY CREATED HOME

A beautifully created home set in attractive gardens with superb grounds including medieval mill pond, paddocks and castle ruins.



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EPC

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Local Authority: Herefordshire Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage to a treatment plant (shared with three other properties).

Air Source Heat Pump with underfloor heating on the ground floor and radiators on first and second floor.

**Guide Price: £950,000**



## STAPLETON CASTLE MILL, STAPLETON

An exceptional property, created from scratch by the current owners who have taken a great deal of joy from living within an historic setting that includes grade II listed castle ruins that sit within a scheduled ancient monument.

Completed in 2019, the accommodation is arranged over three floors and has flexible accommodation that was designed to be adaptable to create a self-contained living space on the ground floor with independent access if desired.













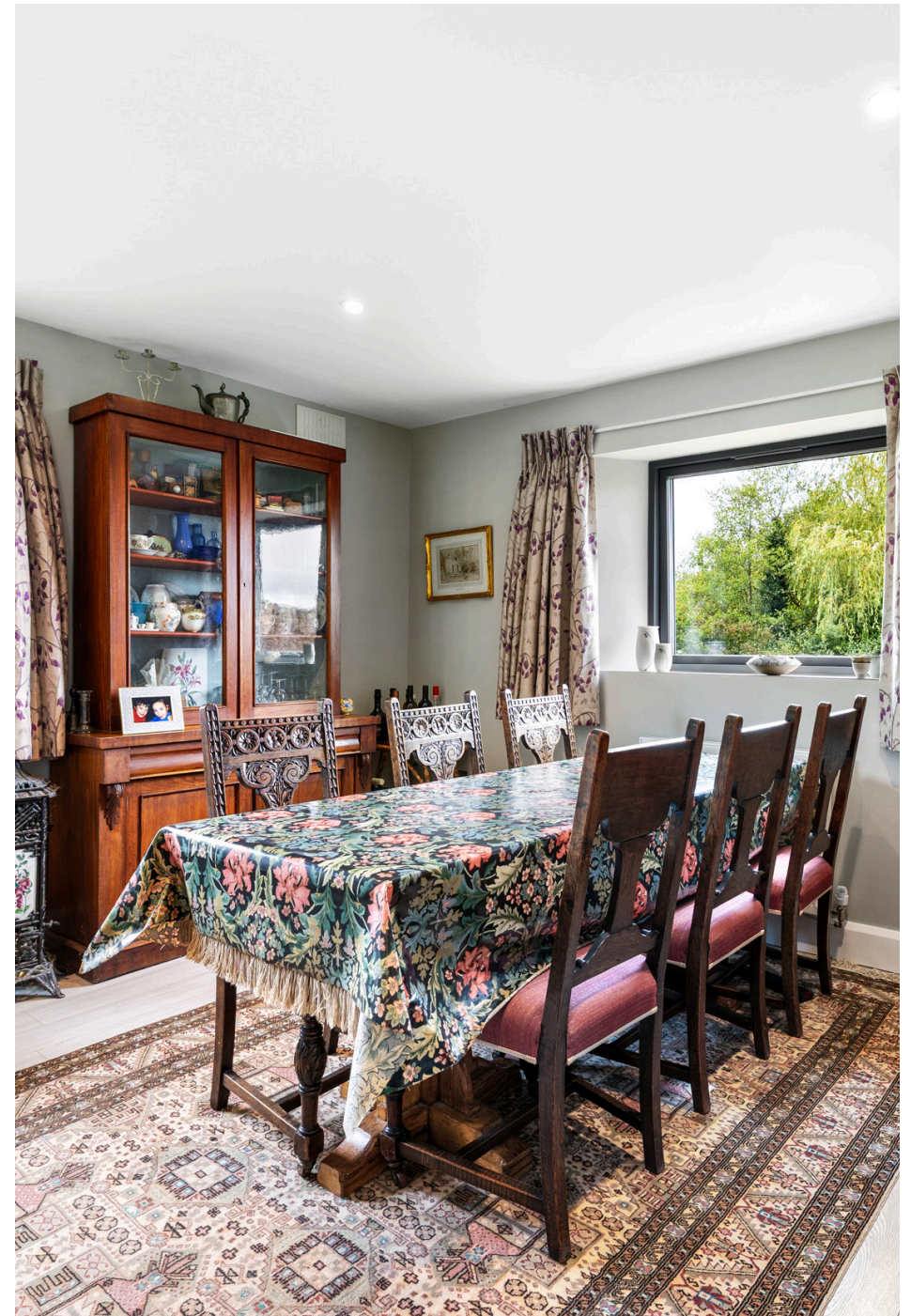




# THE PROPERTY

From the driveway, a bridge leads onto the balcony at the front of the house. You enter onto the first floor into the light filled hallway with doors opening into the large kitchen family room that has a wood burning stove. On the opposite side of the hallway is a large dual aspect sitting / dining room . Both of the rooms have doors onto the balcony. Also on this floor is a shower room to the rear.

On the second floor are two bedrooms, both with fitted wardrobes and a bathroom. The ground floor has two further bedrooms, bathroom, utility, and a large drawing room with wood burning stove.











## GARDENS AND GROUNDS

Accessed via a long driveway from the lane that sweeps around to the front of the house and continues down to the rear of the property to garages and further parking. The house is set within charming gardens, laid out by the current owners who have great enthusiasm and style. The grounds include a medieval mill pond, paddocks, orchard, and further grazing over the site that contains the ruins of Stapleton Castle. To the side of the house is an old grain silo that has been made into a wood store, a workshop and garaging for two cars. In total the grounds extend to over 12 acres.

### Directions (Postcode LD8 2LS)

From Presteigne, head down Broad Street, over the bridge and into Ford Street heading towards Stapleton. At the split in the road, bear left and climb the hill for a short distance before seeing the turn onto Stapleton Castle Mill on the right.

### Distances

Ludlow 18.5 miles Hereford 24 miles, Leominster 15.1 miles, Presteigne 1 mile  
(Distances and time approximate).









## LOCATION

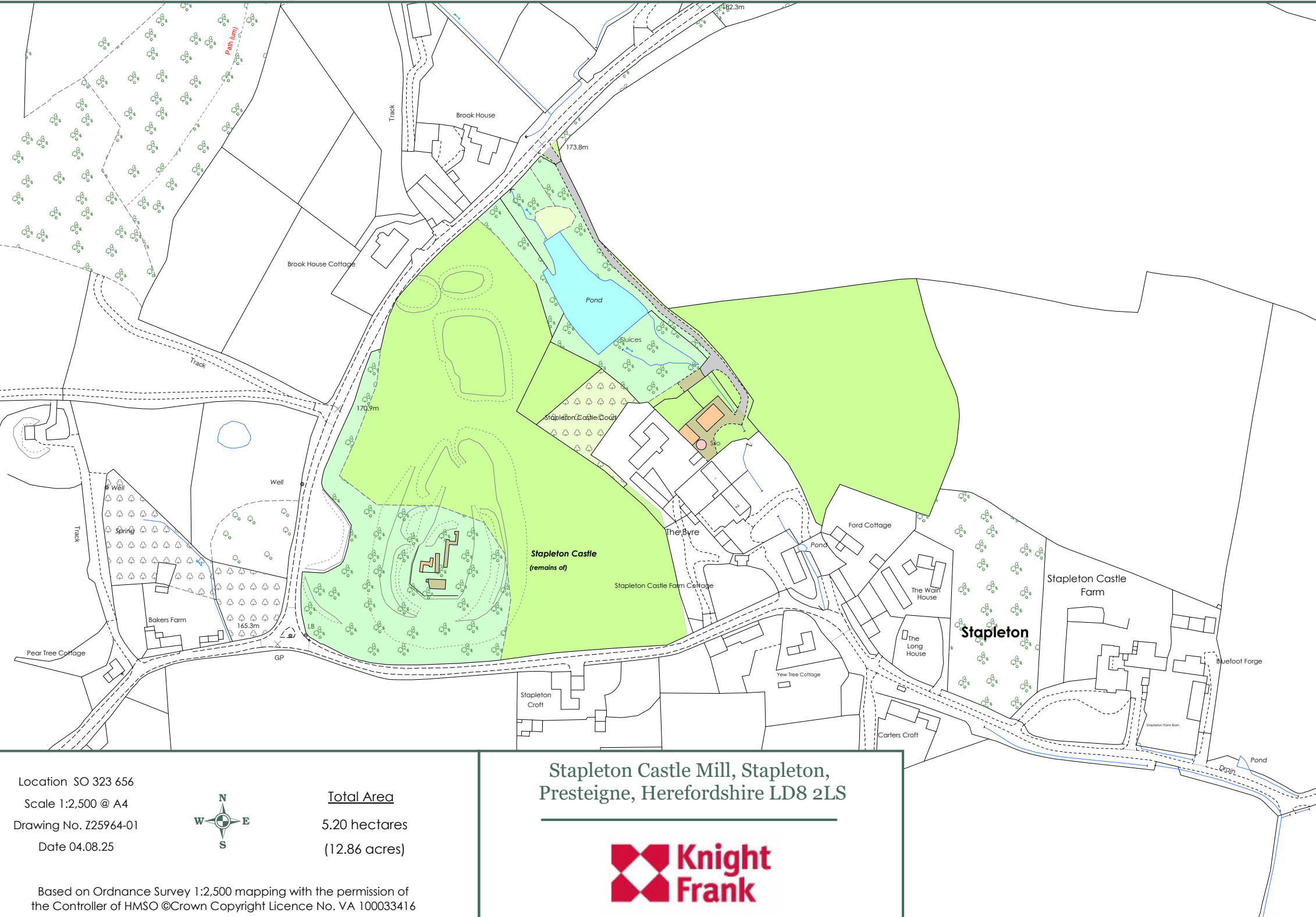
Stapleton is a small hamlet located just a short distance from the quaint Welsh border town of Presteigne. The town features a variety of independent shops and provides a range of amenities including cafes, restaurants, art galleries, a popular delicatessen, greengrocers, and family butchers. Presteigne also hosts a renowned annual music and arts festival that brings performers together from across the Welsh Marches, and beyond, each year. The beautiful countryside surrounding the town offers endless walking opportunities, with quiet country lanes perfect for cycling or riding. The town offers both a primary and secondary school, with private education available nearby, including Lucton School, Moor Park, and Hereford Cathedral. The pretty market towns of Kington and Knighton are both within 7 miles, providing further local amenities. The town of Leominster has a train station on the Manchester to Cardiff line, and the cathedral city of Hereford provides a full range of shops, services, and good rail links.











Location SO 323 656

Scale 1:2,500 @ A4

Drawing No. Z25964-01

Date 04.08.25



Total Area

5.20 hectares

(12.86 acres)

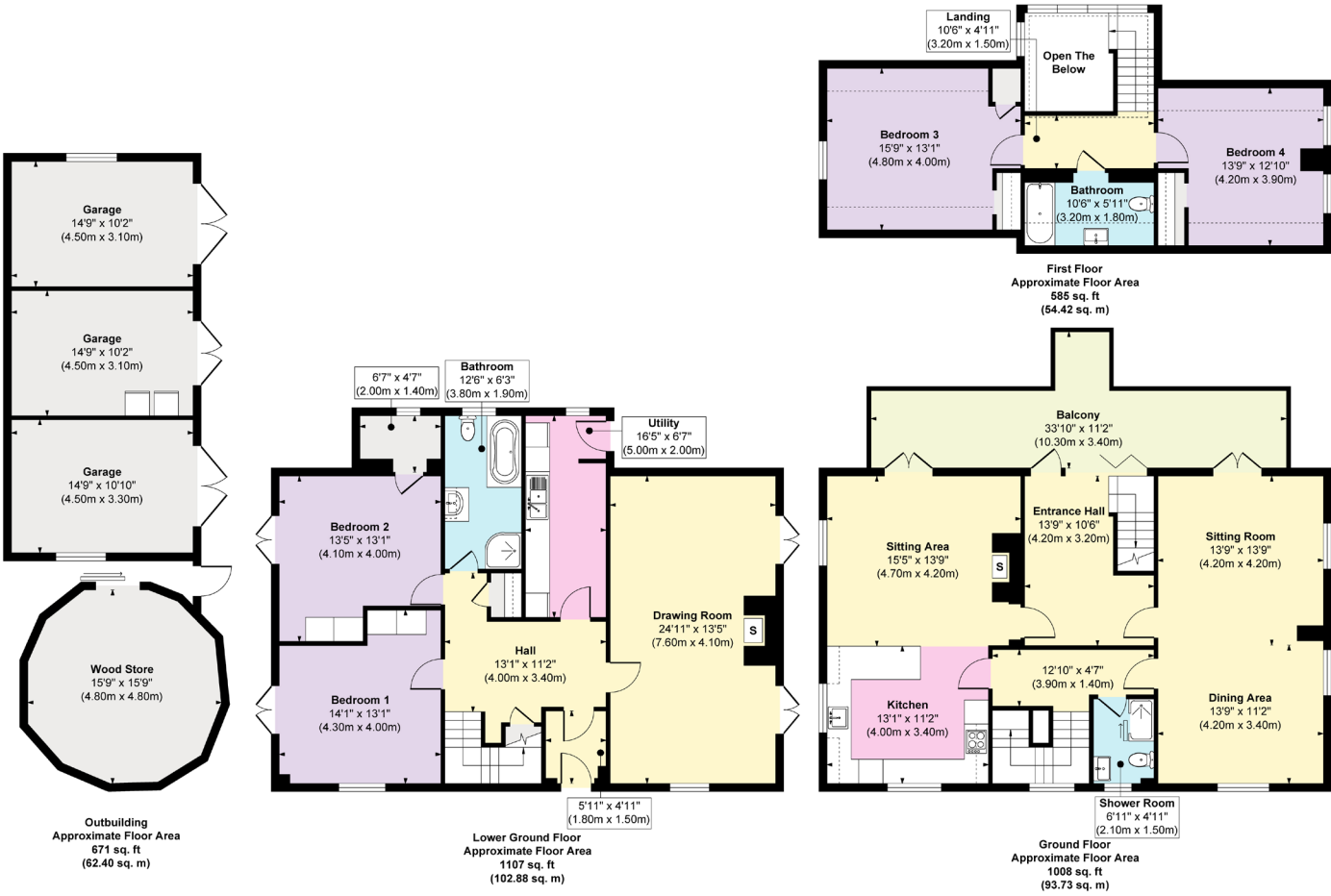
Stapleton Castle Mill, Stapleton,  
Presteigne, Herefordshire LD8 2LS



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**Approx. Gross Internal Floor Area**  
**Main House = 2700 sq. ft / 251.03 sq. m**  
**Garage = 470 sq. ft / 43.65 sq. m**  
**Wood Store = 201 sq. ft / 18.75 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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We would be delighted  
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