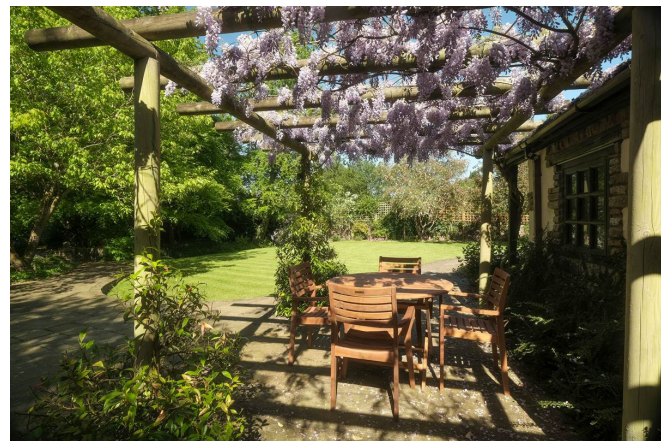
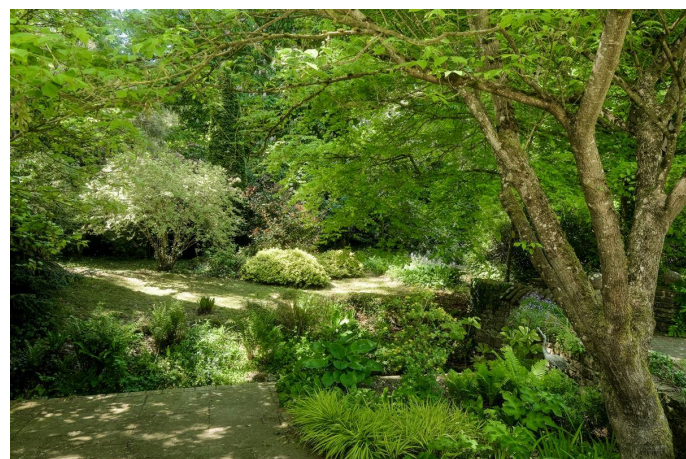


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN ATTRACTIVELY CONVERTED FORMER CIDER MILL. GENEROUS ACCOMMODATION WITH TWO BED ANNEXE. BEAUTIFULLY LANDSCAPED GARDENS. BESPOKE GARDEN STUDIO/OFFICE. DOUBLE GARAGE. 9 PV PANELS. EPC D

Malicar Mill - £775,000 Guide Price

Welsh Newton, Monmouth, Monmouthshire, NP25 5RN

5 3 3



Malicar Mill

Location & Description

Welsh Newton is a small village some 4 miles north of the vibrant Market town of Monmouth. Monmouth is situated at the confluence of the Rivers Wye and Monnow. It is the birthplace of King Henry 5th, and has the unique landmark of the 13th Century Monnow Bridge Gatehouse, the only one of its kind remaining in Britain. Monmouth is a popular tourist destination due to its proximity to the Wye Valley, a designated Area of Outstanding Natural Beauty. The lively cultural scene includes the Blake Theatre and an annual music festival. The town has many independent shops, as well as a Waitrose and M&S food store!

Property Description

Originally constructed circa 1684 as a Cider Mill for neighbouring Pembridge House with the later addition of the barn, the property one sees today was converted into a residential dwelling in the mid 1980's. Constructed of Herefordshire Sandstone, with a slate roof, the property provides extensive accommodation. A welcoming entrance hall leads to a kitchen/breakfast room, dining room and study, together with a charming lounge with feature stone fireplace and inset Clearview multi fuel stove. Each of these rooms have feature beams to the ceilings and with windows to all elevations, they are filled with natural light.

To the first floor are three double bedrooms, again with feature beams to the ceiling, the master bedroom having an en-suite shower room. There is also an exceptionally well proportioned family bathroom with both a bath and separate walk in shower.

Connected via a most useful utility room, but also with its own private entrance, is the annexe. Constructed from the former barn, it now provides a light and welcoming kitchen, sitting room and ground floor accessible shower room and w.c., whilst to the first floor are two bedrooms.

One of the main features of Malicar Mill are the beautiful, well established, landscaped gardens. The sun terrace at the front of the Mill provides a fabulous seating area, with a curved path leading one towards Mallybrook. Between the house and the Brook the gardens are of a formal style, thoughtfully planted with scented shrubs including Roses, Clematis and an arbour seating area covered with Wisteria. Crossing the attractive stone bridge, the garden becomes informal with a range of mature trees, wild flowers and bulbs together with a bog garden filled with Ferns and Hosta's. This whole area is filled with both scent and bird song.

Positioned strategically to offer a vista across the gardens, is the bespoke Garden Studio/Office by Urban Garden Studios. A pentagonal, insulated studio with an abundance of glazing, equipped with both power and wired internet, this building can serve a range of purposes.

In close proximity is the attractively constructed double garage, and a generous gravelled parking area with space for a number of vehicles. For those concerned with strategic communications Malicar Mill is within easy access of both Monmouth and Ross, and the A40/M4 dual carriageway/motorway network.

For those looking for a character property, beautiful gardens, and the benefit of a separate annexe then we strongly recommend an early viewing.

Entrance Hall

Front door leading into generous entrance hall with doors to reception rooms and stairs leading to first floor. Radiator.

Kitchen/Breakfast Room 6.20m (20ft) x 3.95m (12ft 9in)

Wall and floor mounted cupboards with modified storage fittings. Lamona double oven and induction hob with extractor hood over. Sink and drainer. Double glazed windows to two elevations. Radiator. Karndean flooring.

Utility Room 3.61m (11ft 8in) x 2.25m (7ft 3in)





Door and window to side elevation. Plumbing for washing machine and space for dryer/appliances. Wall and floor mounted cupboards. Grant oil fired boiler. Sink.

Cloakroom

Cloaks and w.c.

Dining Room 4.78m (15ft 5in) x 3.82m (12ft 4in)

Double glazed window to front elevation and double glazed window with secondary glazing to side elevation. Radiator. Carpet. Door to

Study 3.07m (9ft 11in) x 2.73m (8ft 10in)

Window to side elevation. Radiator. Carpet.

Sitting Room 5.55m (17ft 11in) x 5.14m (16ft 7in)

Feature stone fireplace with inset Clearview multi fuel stove. Double glazed window to rear elevation. Double glazed window with secondary glazing to side elevation. Carpet.

Master Bedroom Suite 4.26m (13ft 9in) x 3.30m (10ft 8in)

Double glazed window overlooking garden. Built in cupboards and storage. Radiator. Carpet. Door to En-Suite Shower room with extra large shower, vanity mounted wash hand basin and w.c.

Bedroom Two 4.68m (15ft 1in) x 3.33m (10ft 9in)

Double glazed window to rear elevation and side elevation. Radiator. Carpet

Bedroom Three 4.80m (15ft 6in) x 2.82m (9ft 1in)

Double glazed window to side elevation. Range of built in storage units. Radiator. Carpet.

Family Bathroom

Window to side elevation. Bath. Separate shower cubicle. Wash hand basin. W.C. Towel radiator.

Airing Cupboard

Shelving and sealed water system

Annexe Kitchen 2.97m (9ft 7in) x 2.04m (6ft 7in)

Accessed either from the utility room via a connecting door or externally from the drive is the annexe.

Kitchen with door and windows to side elevation. Range of floor and wall mounted Shaker style units. Sink and drainer. Bosch double oven. Lamona induction hob with extractor over. Tiled floor. Door to

Annexe Sitting Room 4.59m (14ft 10in) x 3.02m (9ft 9in)

Double glazed window to rear elevation. Wood effect floor. Radiator. Door to

Annexe Hall

Hall way with stairs leading to first floor and door to

Annexe Shower room

Accessible walk in shower with vanity wash hand basin and w.c. Towel Radiator. Tiled floor. Underfloor heating.

Annexe Landing

Velux window

Annexe Bedroom One 4.88m (15ft 9in) x 3.20m (10ft 4in)

Velux window and beams to ceiling. Attractive clover leaf stone window. Carpet.

Annexe Bedroom Two 4.42m (14ft 3in) x 3.28m (10ft 7in)

Velux window and beams to ceiling. Carpet.

Outside

Large gravelled parking area with room for several vehicles. Attractive stone and rendered double garage with lights and power. Stone arch leads through to large paved sun terrace and path leading to Mallybrook. Stone bridge over the Brook to a further wild flower garden with a range of mature trees including Horse Chestnut and Laurels.

Bespoke Urban Garden Studio/Office, insulated and with power and wired internet. Glazing to several aspects and velux window.

9 PV Panels roof mounted installed in March 2024. Inverter has been installed ready for connection to battery if required. Full fibre connected to the property.

Directions

Leave Ross at Wilton roundabout (BP Service Station) taking the A49 towards Hereford. After passing through Peterstow, take the B4521 sign posted towards Abergavenny. On passing through St Owens Cross and Three Ashes at the crossroads with the A466 turn left towards Monmouth. Pass through the village of Llancloudy and on entering Welsh Newton turn left at the War Memorial. Malicar Mill will be found shortly after on your right hand side.



Services

We have been advised that mains water and electricity are connected to the property. Private drainage. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

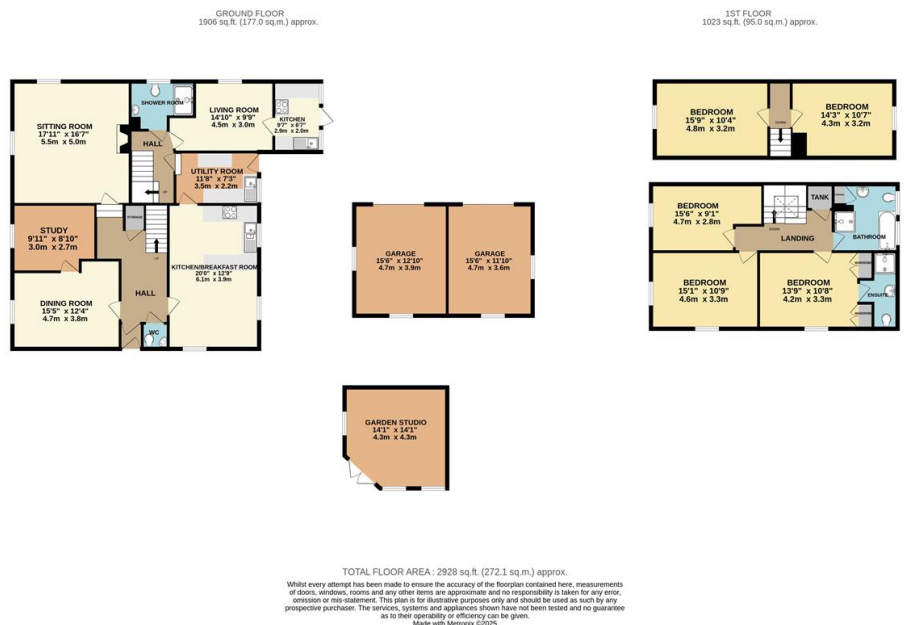
Council Tax

COUNCIL TAX BAND "E" House
Council Tax Band 'A' Annexe

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D



Ross-on-wye Office

30 Gloucester Road, HR9 5LE
01989 768320

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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

