



SAMUEL WOOD



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The Mill, Melin-y-ddol, Llanfair Caereinion, Welshpool, Powys, SY21 0ED

Offers In The Region Of £625,000



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- Historic Grade II Listed Former Corn Mill
- Ancient Woodland Extending to 7.5 Acres
- Half a Mile of Private Fishing Rights
- Near Local Amenities
- EPC Exempt
- Traditional Outbuildings
- Idyllic River Setting
- Beautiful Rural Location
- Potential Extension or Redevelopment (STPP)

Located amidst the picturesque landscape of Llanfair Caereinion, Mid-Wales, The Mill stands as a timeless testament to rustic elegance. This enchanting property offers a harmonious blend of traditional charm and contemporary amenities, making it an ideal retreat for those seeking tranquility with a sense of history.

Sitting along the serene banks of the river Banwy, The Mill Cottage is a haven enveloped by untouched nature. Teeming with life, the river boasts otters, salmon, herons, mallards, mandarins, kingfishers, dippers, native crayfish, and millers thumb - all within the half a mile of private fishing.

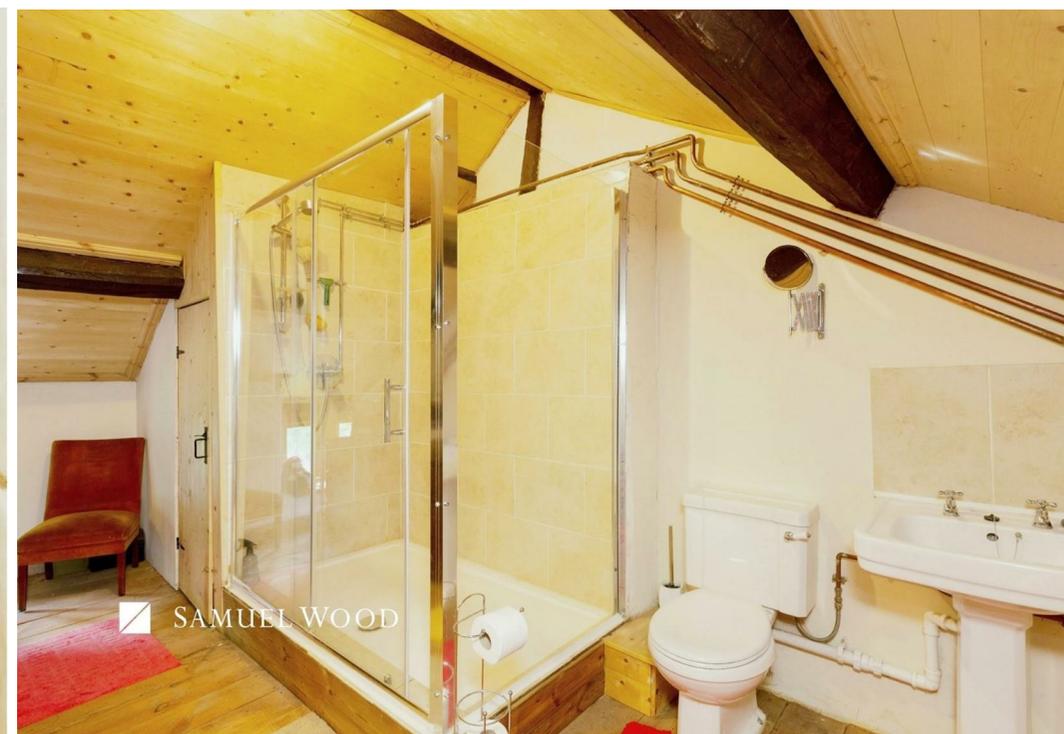
The Mill is conveniently situated approx one mile away from Llanfair Caereinion and within close proximity to Welshpool, Berriew, Montgomery, and Newtown. Its advantageous location offers easy access to Snowdonia National Park as well as the picturesque Welsh coast and its stunning beaches. Residents benefit from nearby amenities such as schools, shops, public houses and essential services.

Enter the property into the cozy sitting room, a log burner warms the home. On the ground floor, the sitting room overlooks both the garden and river, adjacent to the dining room where the soothing melody of flowing water accompanies every meal and gathering. A compact kitchen and larder complete the ground floor layout.

Bedrooms on the first and second floor boast convenient access to either a bathroom or shower room. The house bathroom on the first floor comprises panel bath, W.C. and pedestal wash hand basin. The en-suite shower room on the second floor, comprises walk in shower with overhead rainfall head, W.C. and pedestal wash hand basin. The snug on the first floor presents an option for a third guest room, office or study.

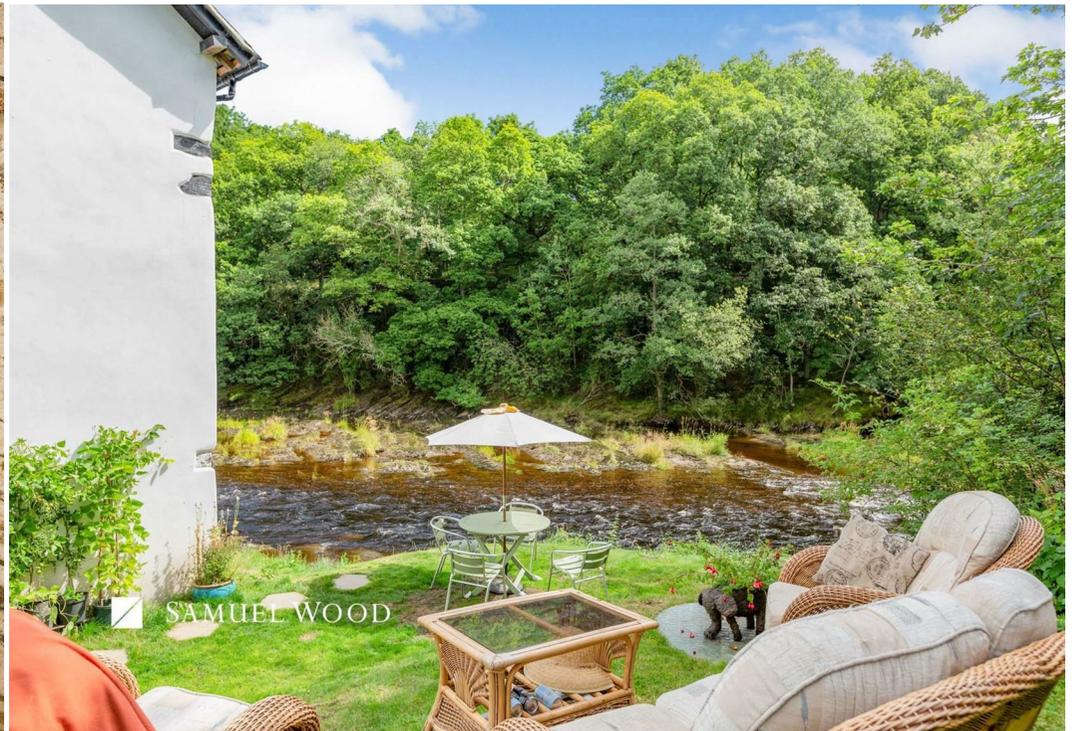
The sprawling gardens encompass an Ash lawn, two smaller lawns flanking the cottage, and a spacious lawn adjacent to the barn. Relax by the river on the patio area, a small orchard has recently been established and there is seven and a half acres of ancient woodland, where blackberries, hazelnut, and crab apple trees flourish. Private parking facilities at the Mill offers space for multiple vehicles, useful outbuilding provide storage option or opportunity for further development (STPP).



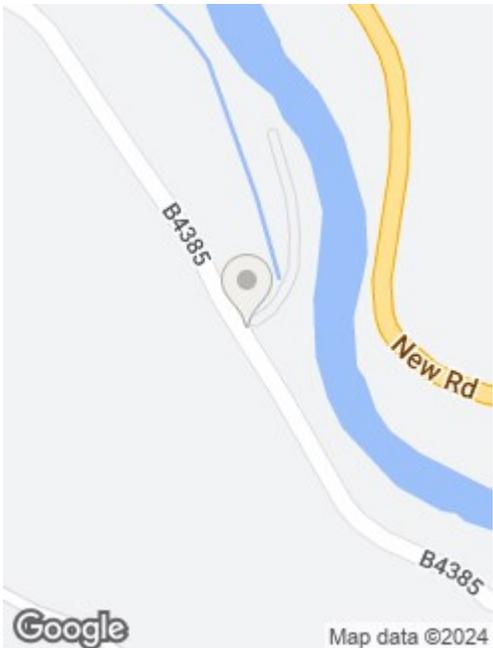




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Directions

From Welshpool continue on the A458 before turning left towards Llanfair Caereinion. Once in the town turn right onto the High Street, B4385 and continue towards Melinddol. After approximately 1 mile, The Mill will be found on your right hand side.

The cottage itself is intertwined with history, attached to an ancient flour mill dating back to as early as 1068. This mill houses its original three grindstones, tools, and equipment, with the adjacent leat which provided hydroelectricity to the local town in 1914, the leat still runs today.

Agents Note: The Mill is still in need of refurbishment and has planning history available on the Powys County Council website: P/2017/1141

Services: We understand that the property benefits from wood burning stove to sitting room, mains electricity, mains water, private drainage (bio septic tank), windows are single glazed.

Broadband Speed: Basic 14 Mbps, Superfast 79 Mbps.

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority:
Powys County Council
Powys County Hall
Spa Road East
Llandrindod Wells
LD1 5LG

Tel: 01597 827460 (General Enquiries).

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

To appreciate the full potential of The Mill, we highly recommend arranging a viewing. Call: 01588 672728, or Email: cravenams@samuelwood.co.uk



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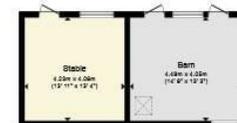
**Mill House -
Ground Floor**



**Mill House -
First Floor**



Second Floor



**Outbuilding
Ground Floor**



**Outbuilding
First Floor**



Outbuilding

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
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