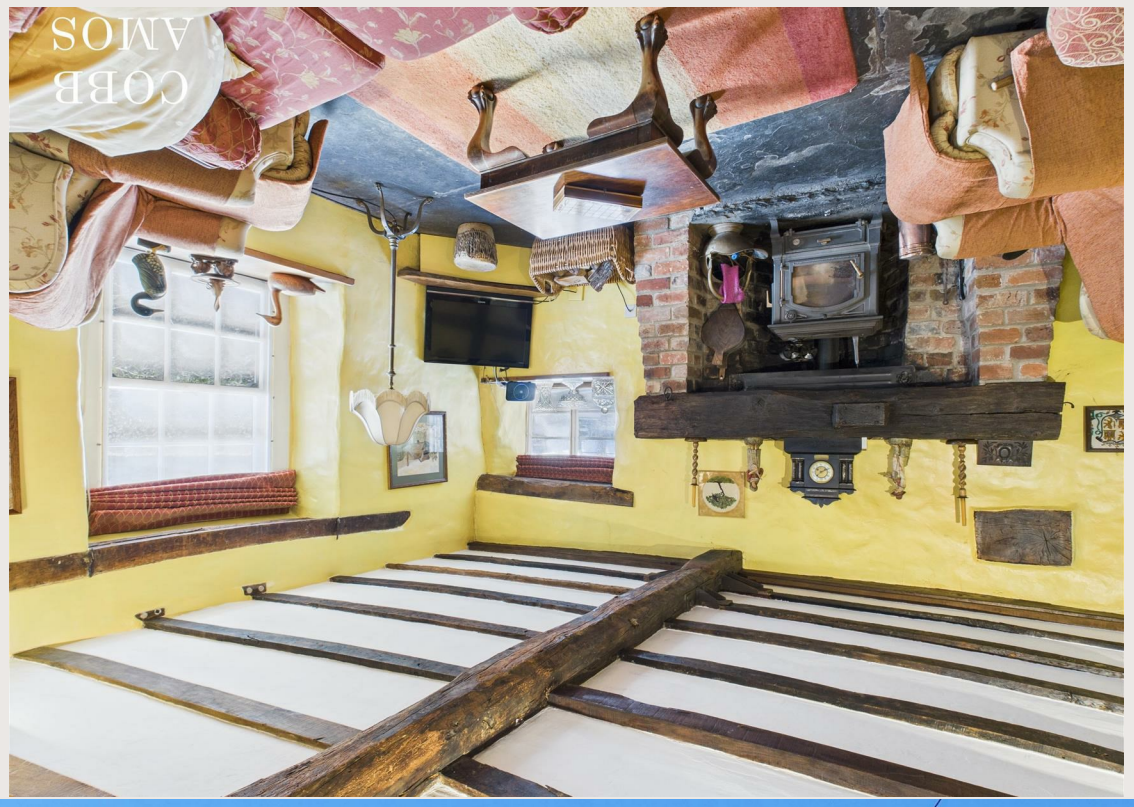
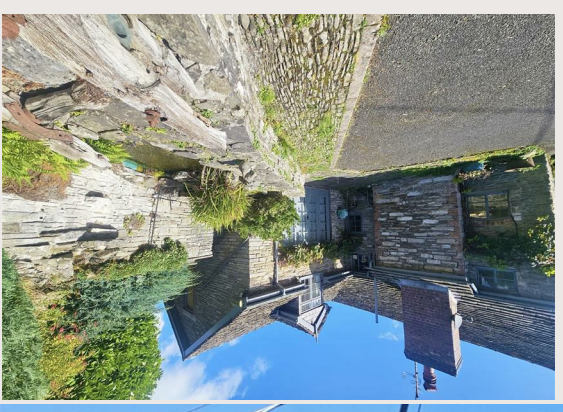


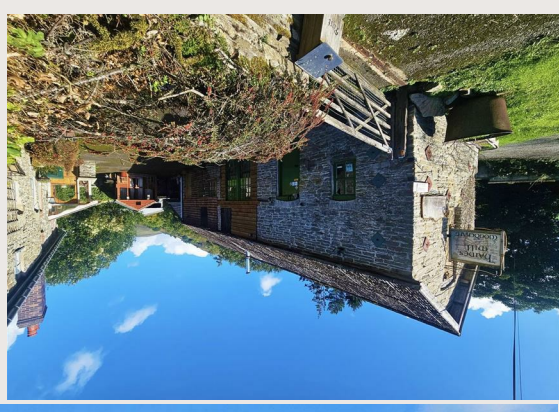














Haines Mill, HOUSE with DETACHED BARN,, New Radnor, LD8 2TN

Price £435,000

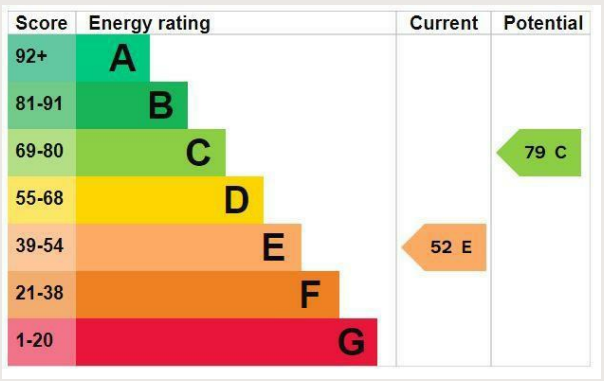
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LAND & NEW HOMES

Haines Mill HOUSE with DETACHED BARN, New Radnor

A striking 14th Century stone mill with five bedrooms, annexe potential and a detached barn — offered by motivated sellers with no onward chain.Haines Mill blends historic character with flexible living, including an annexe with its own access and a detached barn ideal for a workshop, studio or further accommodation (STP). Set in the beautiful Radnor Valley with excellent road links to Kington, Llandrindod Wells and Builth Wells, this is a rare chance to secure a landmark home with huge lifestyle and development potential.

- Historic stone cottage — former 14th Century water mill with exceptional period character
- Detached barn with potential — ideal workshop, studio or conversion opportunity (STP)
- Scenic Radnor Valley setting — with Harley Brook behind and countryside walks on the doorstep
- Great transport links — easy access to the A44, Kington, Llandrindod Wells & Builth Wells
- Flexible accommodation — versatile layout with scope for multi generational living
- Annexe / holiday let potential — independent access for guests or income
- Four/Five bedrooms — generous and adaptable sleeping spaces
- No onward chain — motivated sellers offering a smooth, ready to go purchase

Material Information
Price £435,000
Tenure: Freehold
Local Authority: Powys
Council Tax: F
EPC: E (52)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
Nestled near the charming village of New Radnor, this remarkable detached period former corn mill, known as Heynesmyll, offers a unique opportunity to have a home with workshop on site with a detached barn with potential for development (STP). The property has many period features throughout and offers flexible accommodation, making it ideal for families, those seeking extra space for guests or a home office/holiday let. The house features two/three reception rooms four/five bedrooms, three bathrooms and utility space. The property includes a detached stone barn, which presents an exciting opportunity for conversion or use as a workshop or studio. The outdoor space is equally appealing, with parking available for two/three vehicle and gardens to the side and rear.

The location offers good transport links within picturesque Radnor Valley, making it easy to explore the surrounding countryside. The nearby village adds to the charm, providing local amenities and a sense of community. This property is a rare find, combining historical charm with modern comforts in a tranquil setting. Whether you are looking for a family home or a peaceful retreat, this former mill is sure to impress.

Property description
The property can be accessed through multiple doors, with the main entryway being through the oak porch to the side with a door leading into the kitchen/breakfast room with flag stone floor, exposed beams, oil-fired range, electric oven, slate worktops, shelving and a larder style cupboard. This leads through to the dining room with tiled flooring continuing, fireplace with wood burning stove, doors to a bedroom, utility, sitting room and stairs rising to the first floor. The sitting room is a cosy space with flag stone floor, cupboard, exposed beams, a charming fire place with wood burning stove and a door into a porch leading to the front of the house. Off the hall from the dining room is a utility with a sink, WC and space for washing machine etc which makes this a very handy room. A further door leads into a bedroom with ensuite shower room appointed with a modern suite and exposed stone wall. This bedroom has double timber doors leading out to the front of the property so could be used as an additional reception room if needed, this was once the showroom.

On the first floor you find four bedrooms, with a dressing room/office off a large double bedroom with vaulted ceiling and exposed beams and period timber doors. The main shower room has a three piece suite, electric shower and metro white tiling. Across the landing is a bedroom looking out onto the barn and hills beyond. Through a further door you find the rest of the landing with a door leading down into another bedroom with a door into a shower room with jack and Jill entrance as this can lead into the other bedroom which has the annexe/air bnb potential with a door leading outside and steps down to the driveway. This large bedroom then has a door leading back into the landing so offers great flexibility with how to use the space and was once the former mill and granary store.

Detached barn
The property has a detached stone barn which has light and power and has been used as a fully functional workshop by the current owners. There is a second floor accessed from the log store and offers buyers real potential to continue its use as a workshop or look at development potential for further accommodation (STP) taking advantage of the properties position within the valley, surrounding hills and transport links.

Gardens and parking
The property has a walled entrance with two access points, one leading to the main drive for the cottage with parking and then a gated entrance leading to the area between the main cottage and the barn. To the side of the driveway is a mature flower bed area, green house and steps leading up to the annexe and gate leading to the rear garden which is bordered by a mature hedge row and laid to lawn. From the drive to the left is a gate leading through to the area between the cottage and barn and is concrete which leads to the side porch and then a car port/log store area.

Location
New Radnor is a charming village, to the south of the Radnor Forest, that is steeped in history with the castle mound overlooking the village. The property occupies a position on the edge of the village centre which enjoys a variety of amenities to include a popular primary school, local shop called Esco's, active village hall and hub which has plenty going on. New Radnor is visited several times a week by the mobile Post Office. Additionally there are regular bus services to Kington, Hereford, Llandrindod Wells and Knighton from the village. Nearby Knighton 9.7 miles, Presteigne 8 miles and Kington 6 miles offer a wider range of amenities to include shops, leisure centres, health services and many more.

Services
The property has mains services to include electricity, water, private drainage to a septic tank and oil fired heating.
We are advised the property is being sold as FREEHOLD with vacant possession.

Agents note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From Knighton, you enter the village of New Radnor on the B4372. On approaching the junction, turn left onto the Broad Street. Continue along this road until you reach a junction for the A44, turn right, after approximately 500 yards the property is located on the right hand. Using What Three Words: ///eager.visits.scrapped

