



## Gelligroes Mill, offers in excess of £220,000

- Cash Buyers
- 17th Century watermill
- Detached Mill house and barn
- Grade II listed
- Fantastic potential
- Superb and rare opportunity
- EPC Rating: E



 5  1  3



## About the property

This exceptional and exceedingly rare opportunity offers the chance to acquire a distinguished detached 17th-century Grade II listed residence, accompanied by a charming barn conversion-formerly a candle workshop-and an impressive separate Grade II listed water mill. Steeped in history, the estate is celebrated as the former home of Artie Moore, the pioneering wireless operator who, in 1912, famously intercepted the SOS signal from the RMS Titanic.

While requiring sympathetic restoration and subject to existing leasehold restrictions, the property presents outstanding potential for both residential and commercial use. The principal house features a generous reception room, a comfortable sitting room, a main kitchen, a secondary kitchen area, and a study leading into the adjoining workshop. The workshop itself includes a utility area, two WCs, and a mezzanine level, providing excellent versatility. To the first floor, five well-proportioned bedrooms and a family bathroom complete the accommodation.

The separate Mill building is arranged over two floors, comprising two ground-floor rooms and two first-floor rooms, with the original mill workings remaining intact, offering a unique heritage feature. The estate has a picturesque setting with surrounding land providing ample scope for further enhancement subject to the necessary consents.



## Accommodation

### Location

Positioned within the tranquil setting of Lower Gelligroes, the property enjoys convenient access to local amenities, with a nearby bus stop and the village of Pontllanfraith offering schools, shops, and everyday services. A Sainsbury's supermarket and excellent transport links further enhance the accessibility of this historically significant and highly desirable property.

### Living Room/Dining Room

22' x 14' ( 6.71m x 4.27m )

### Sitting Room

12' 8" x 14' 4" ( 3.86m x 4.37m )

### Kitchen Area

14' 2" x 9' 10" ( 4.32m x 3.00m )

### 2nd Kitchen

10' 2" x 7' 11" ( 3.10m x 2.41m )

### Study

7' 11" x 7' 6" ( 2.41m x 2.29m )

### Workshop

21' 4" x 15' 4" ( 6.50m x 4.67m )

### Second Room

12' 3" x 14' 11" ( 3.73m x 4.55m )

### Upstairs Area

18' 10" approx x 15' 8" approx ( 5.74m approx x 4.78m approx )

### Utility Area

Wc

Wc

### Main Property First Floor

### Landing

### Bedroom One

14' 11" x 14' 6" ( 4.55m x 4.42m )

### Bedroom Two

13' 9" x 9' ( 4.19m x 2.74m )

### Bedroom Three

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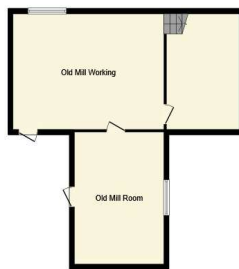
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## Floorplan



Ground Floor

First Floor



Outbuilding Ground Floor



Outbuilding First Floor

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