



Christie Residential

YOUR HOME, HANDLED WITH CARE

The Old Corn Mill,
Gilwern

£700,000

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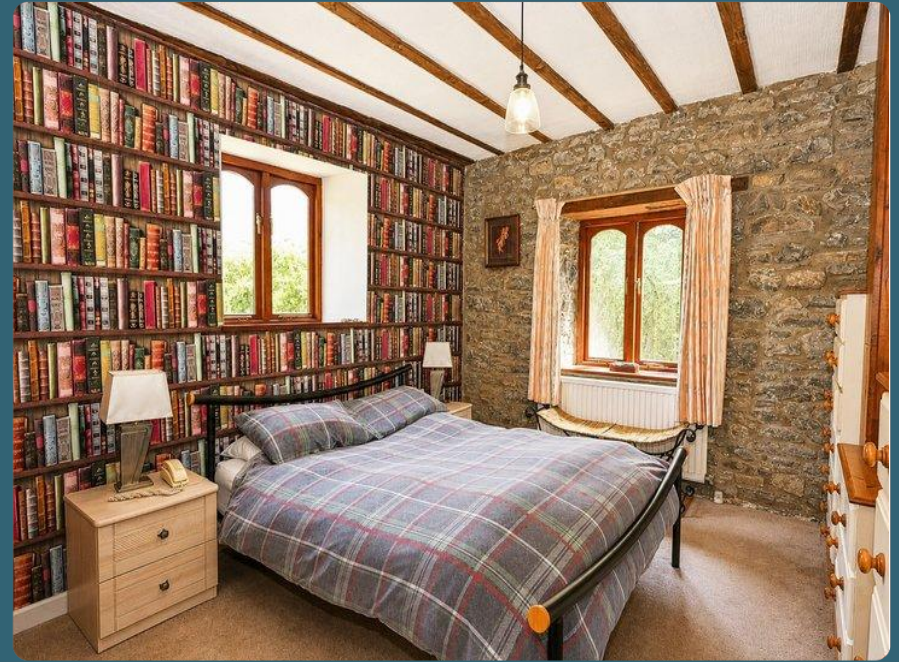


About this property

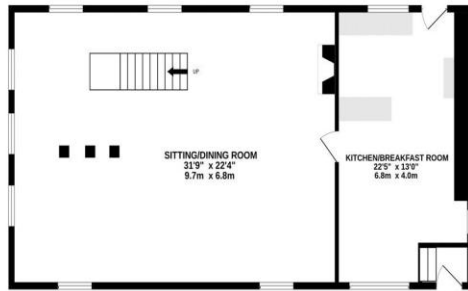
The Old Corn Mill is a characterful converted residence situated in the highly desirable village of Gilwern, on the edge of the Bannau Brycheiniog National Park. Sympathetically modernised in the early 2000s, the property successfully blends contemporary living with its rich industrial heritage, with many original mill features carefully retained throughout the home. Arranged over five floors and accessed from the fourth, second and ground-floor levels, the accommodation is both versatile and unique. Entry from the upper garden leads into the kitchen/breakfast room, which leads on to an impressive 30ft living room featuring a vaulted ceiling and original pulleys and cogs from the mill machinery. The floor below provides three double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. On the second-floor level is a spacious sitting room/home office, a shower room and a workshop. With its own external access to the garden and parking area, this floor offers excellent potential for the creation of self-contained accommodation, subject to any necessary consents. The ground and first floors remain largely unconverted, preserving much of the mill's original workings and providing a rare insight into its industrial past. Among the surviving historic features are the original millstone bases, weighing scales, grain and flour elevators, a delivery chute, sections of the original conveyor system, and an impressive collection of original milling equipment, including grinding stones, roller mills, and threshing and winnowing machinery. Outside, two parking spaces are located directly off Crickhowell Road, while a separate driveway provides additional parking for several vehicles and access to the second-floor entrance. The formal gardens are situated at fourth-floor level and are predominantly laid to lawn with mature trees, shrubs and flowering plants. Several secluded patio areas enjoy lovely views across the valley. The lower gardens can be reached via the driveway or by steps descending through the roofless remains of the original stone store building, whose walls remain intact. This area enjoys particularly picturesque views of the River Clydach as it cascades past the property via a waterfall close to the site of the original mill wheel. Along the riverbanks are a number of private seating areas and walkways from which to enjoy the tranquil surroundings. A further notable feature is a substantial covered area suitable for storage, outdoor dining or year-round entertaining.

The property also benefits from a 7kW hydro-electric generation system, currently decommissioned but with the potential to be recommissioned by a future owner. Historically, the system generated sufficient electricity to exceed the property's annual requirements for much of the year and provided an additional income stream through the Feed-in Tariff scheme. Documentation relating to the system, including previous licensing applications, operational records and guidance on recommissioning, will be made available to the purchaser.





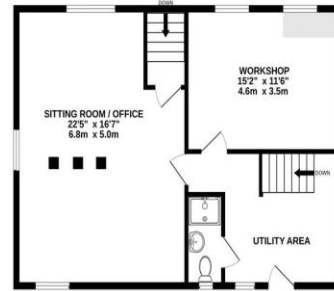
FOURTH FLOOR
975 sq.ft. (90.3 sq.m.) approx.



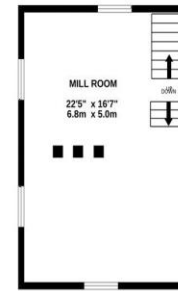
THIRD FLOOR
710 sq.ft. (65.3 sq.m.) approx.



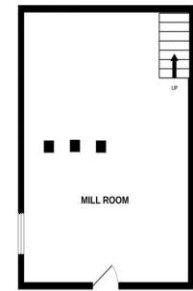
SECOND FLOOR
797 sq.ft. (73.7 sq.m.) approx.



FIRST FLOOR
389 sq.ft. (35.8 sq.m.) approx.



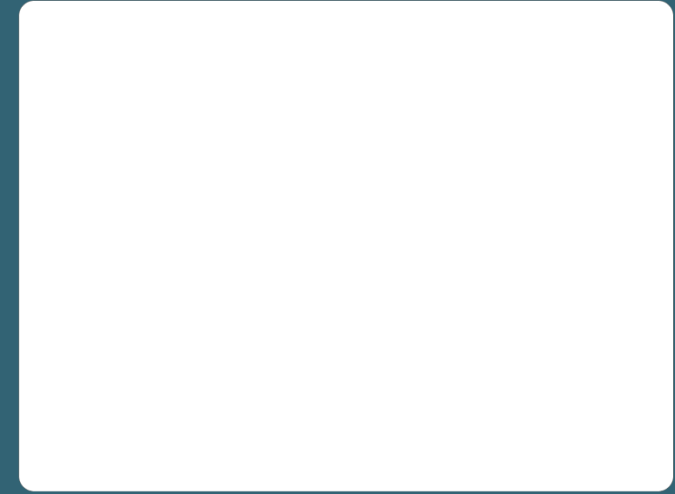
GROUND FLOOR
389 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 3124 sq.ft. (290.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From Abergavenny take the A465 westbound towards Merthyr Tydfil. After approximately 2 miles take the third exit at the roundabout onto the (A4077) Abergavenny Road, signposted to Gilwern and continue for approximately 0.9 miles into the village then turn right immediately after the Beaufort Arms and follow (A4077) Crickhowell Road across the bridge and the property can be found on the right hand side. The What3Words reference is ///vowing.discusses.snowmen.

USEFUL information

COUNCIL TAX: Band G. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, & water are connected to the property. Drainage is via a septic tank. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.