



Two Bed Detached Old Water Mill
Grade 2* Listed in Quiet Rural Location
No Smoking. No HB. No Pets or Children

LLANTRISANT, NR USK

£760



THE OLD WATER MILL

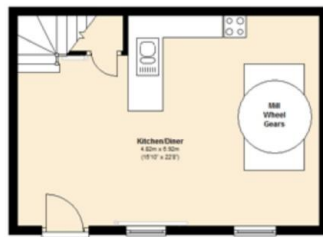
Nant Y Banw Lane, Monmouthshire NP15 1LN



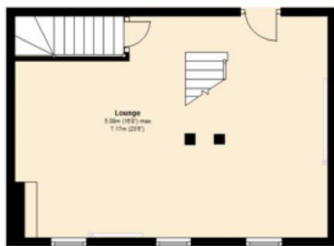
KEY FEATURES

- Kitchen/Breakfast Room
- Large Living Room
- Two Bedrooms
- Family Bathroom
- Oil Fired Central Heating
- Good Size Garden

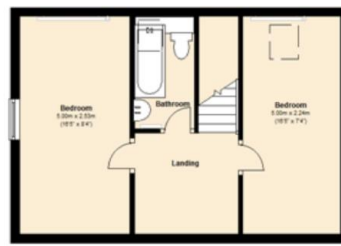
Ground Floor
Approx. 33.4 sq. metres (359.0 sq. feet)



First Floor
Approx. 35.4 sq. metres (382.1 sq. feet)



Second Floor
Approx. 35.8 sq. metres (389.0 sq. feet)



Total area: approx. 104.6 sq. metres (1128.1 sq. feet)



STEP INSIDE

The Old Water Mill is a listed Grade 2* 17th century water mill. It is situated in a quiet, rural location in a small, secluded valley about 4 miles from Usk. It has been sympathetically restored and retains numerous period features, including the interior mill and mill stones. The ground floor comprises a good sized kitchen breakfast room and accommodates the mill workings which have been well integrated. The first floor accommodation comprises a large living area. There is an open fireplace, triple aspect windows and a door to the rear of the garden. A feature stair case with wrought iron bannisters leads to the second floor, where you will find a decent double bedroom, family bathroom and a single bedroom. The property benefits from beams throughout, a number of rooms have wooden flooring and the windows benefit from wooden shutters. There is a fixed monthly cost of £40.00 to cover water and sewerage charges. (All rents quoted are subject to an additional one off administration fee paid by the tenant/s plus a deposit equivalent to a month and a half's rent).

STEP OUTSIDE

Outside: The Old Water Mill is approached along a short pedestrian bridge over the stream. The garden comprises a good area with a large patio to enjoy the rural surrounds. The property benefits from off road parking for 2 cars.

DIRECTIONS

From Usk turn into Maryport Street and proceed, passing the cricket ground, into open country. Continue on this road for some two miles, passing the Greyhound Hotel and Inn and then carry straight on at the crossroads, after approximately 1/2 a mile you will see a turning on your left immediately before a small bridge. Take this turning and proceed along the lane where the property will be found on your left hand side.

INFORMATION

Postcode: NP15 1LN
Tenure: Freehold
Tax Band: E
Heating: Oil
Drainage: Mains
EPC: F

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
34	48	28	40

Energy Efficiency Rating: A (93-100), B (81-92), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating: A (39-100), B (33-38), C (27-32), D (21-26), E (15-20), F (9-14), G (3-8).

EU Directive 2002/91/EC
 England & Wales

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.