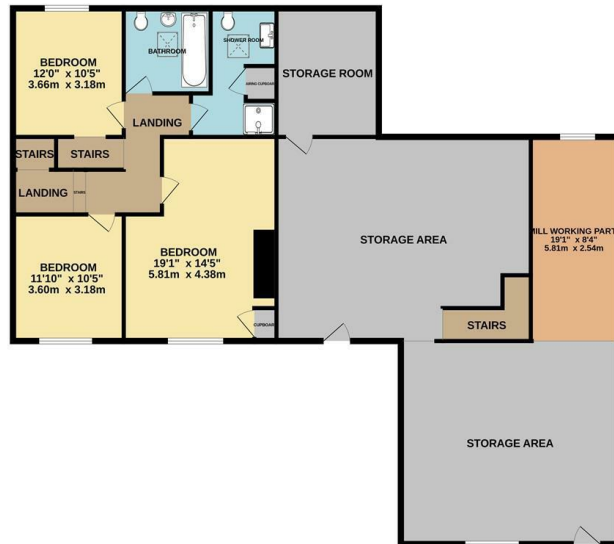


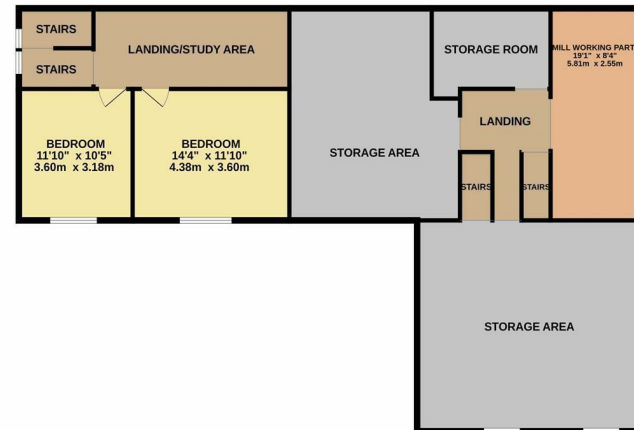
GROUND FLOOR
2505 sq.ft. (232.7 sq.m.) approx.



1ST FLOOR
1880 sq.ft. (174.6 sq.m.) approx.



2ND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.



Mathern Mill, Mathern, Chepstow, Monmouthshire, NP16 6LG

£750,000

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

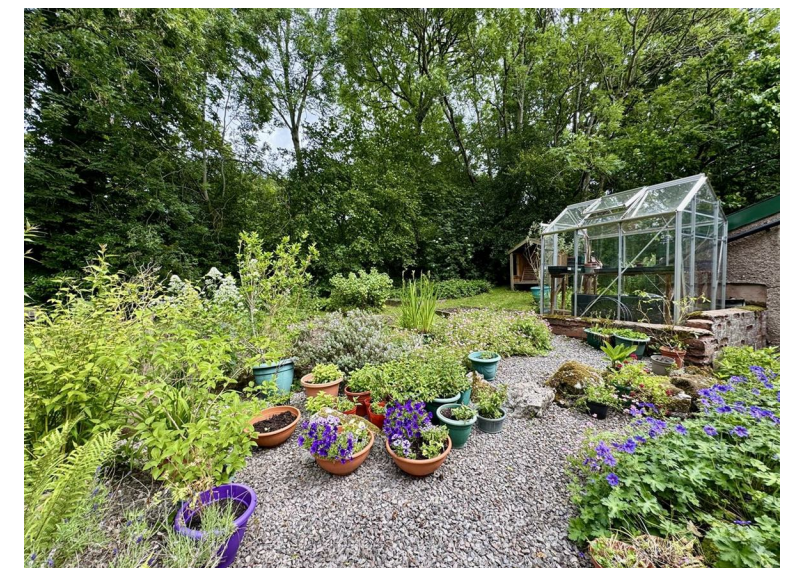
OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



The property stands in attractive gardens and grounds offering privacy, peace and seclusion. There is also useful parking to the front of the property and further parking to the side.



From our Chepstow office proceed up Moor Street, turning right onto A48, carry on along the A48 towards Newport, proceed through the village of Pwllmeyric, taking the turning on your left. As you enter the village of Mathern take the first turning on your right, continue along this lane for approximately a quarter of a mile where you will find Mathern Mill on your right hand side.

Mains water and electricity, private drainage.



MATHERN MILL

MATHERN - MONMOUTHSHIRE

Grade II listed Mill House & Mill*

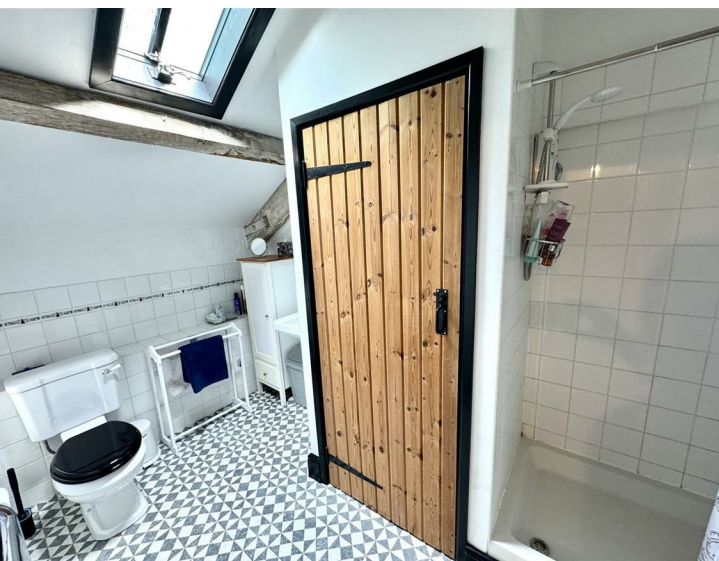
Distances

Chepstow - 2 miles
Severn Bridge Junction to M48 - 3 miles
Bristol Parkway - 18 miles

Accommodation and Amenities

Entrance hall, living room, dining room, kitchen with ancillary rooms, large utility room and work shop.
Five bedrooms along with bathroom and shower room.
Adjoining Mill offering potential for conversion subject to necessary consent.
Set in approximately 2 1/4 Acres.

On the first floor the property is approached from the characterful staircase with principal bedroom, main guest bedroom and third bedroom, along with well-appointed bathroom and a separate shower room. Please note the shower room could be converted to provide an en-suite for the main bedroom if required and subject to consent. Then heading to the first floor via a charming period staircase there are two further bedrooms and a large landing. The mill itself retains much of the original workings with immense character and charm, with large room with further workshops on the ground floor, a similar arrangement to the first floor and attic rooms to the top floor. As aforementioned this offers wonderful potential in various directions whether one wanted to pursue further residential accommodation or to use for running a business or workshop activities.





A charming Grade II* listed mill house and adjoining Mill, the house dating from the mid- 1700s and The Mill itself believed to date from 1650, forming part of the former St. Pierre estate, located in an idyllic location, along a quiet lane, just set away from the popular village of Mathern.

Mathern itself is steeped in history with the Bishop's Palace and charming local church and is located within easy reach of the historic town of Chepstow with a local range of facilities, along with M48 motorway network bringing Cardiff and Bristol within commuting distance.



The main house is much loved and presented in good order and is attached to the former mill which offers, subject to necessary listed buildings consent and planning consent, potential to incorporate into the main property to offer additional accommodation if required. The property stands in delightful grounds of approximately 2.25 acres with stream and mill pond and a variety of wooded areas, lawned areas and flower borders. The accommodation itself offers entrance porch with hallway and stairs off with charming sitting room with attractive period fireplace. A good-sized dining room with wood burning stove and a farmhouse style kitchen with two useful pantry storerooms as well as large utility room, with cloakroom/WC and a useful workshop.

