



# LLANERTHILL MILL COTTAGE

NEAR LLANDENNY | USK | MONMOUTHSHIRE



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LOCATED ON A COUNTRY LANE, LLANERTHILL MILL COTTAGE IS A CONVERTED FORMER WATERMILL WITH A BEAUTIFUL OAK FRAME EXTENSION, MAKING IT A TRULY UNIQUE PROPERTY OF CHARACTER AND STYLE. THE PROPERTY CAN BE FOUND IN A MAGICAL LOCATION WITH THE OLWAY BROOK RUNNING BETWEEN THE GARDEN AND LAND AND SUPERB VIEWS OF NEIGHBOURING FIELDS CAN ALSO BE APPRECIATED. THE PROPERTY HAS APPROXIMATELY 1.2 ACRES IN TOTAL.

- 3 / 4 bedrooms, a bathroom, shower room and wetroom •
- Superb open-plan kitchen, dining and entertaining room •
- The historical mill could be used independently of the rest of the house so is ideal for dual family living or potentially holiday or guest accommodation •
- The Olway Brook divides the two areas of garden linked by a rope bridge •
- Planning permission to convert the stone store into a studio ideal for a work from home office or potentially an annexe •
- Two balconies to the first floor allowing for superb views of the garden, Olway Brook and neighbouring fields •

Raglan 3.2 miles • Usk 4.6 miles • Monmouth 10.7 miles • Chepstow 11.6 miles • Caerleon 12.8 miles • Abergavenny 12.8 miles  
Newport 22.8 • Bristol 28.1 miles • Cardiff 35.3 miles • London 134.8 miles • Bristol Airport 38.4 miles • Cardiff Airport 48.5 miles  
Birmingham Airport 88.8 miles • Chepstow Train Station 11.6 miles  
Abergavenny Train Station 11.8 miles • Bristol Parkway Station 23.4 miles • (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.  
Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Llanerthill Mill Cottage enjoys a desirable position near Llandenny just 1.9 miles from Raglan Arms public house and restaurant which has recently been awarded the 2021 AA Rosette award for culinary excellence. The village also benefits from having a village hall. Just 3 miles from the cottage is Raglan Castle a late medieval castle just north of the village. Raglan offers a number of local amenities, including Village Shop, Butchers, Doctors Surgery, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern Primary School.

Usk, located just 4.6 miles away offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgeries and vets. The romantic ruin of Usk Castle is located near the town centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

There are good connections to the main road network with the historic border town of Monmouth being just over 10 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangatock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

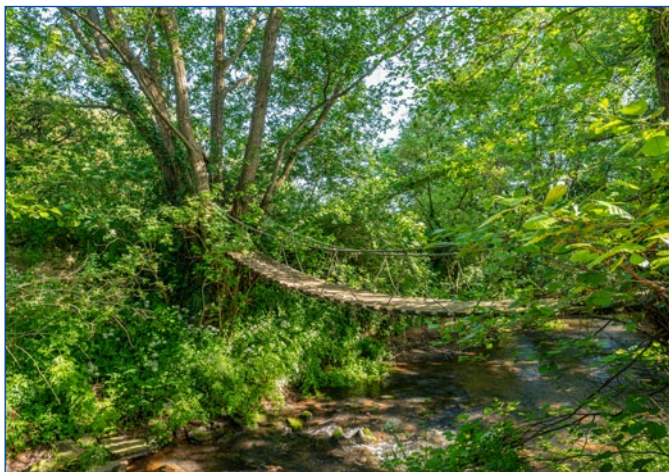
## THE PROPERTY

Llanerthill Mill Cottage was originally a watermill used to grind corn, believed to have been used as a mill until approximately the 1930's. It was first converted into a dwelling in 1994 and then extended extensively by the current owners in 2006 using architect Wilf Burton. The oak framed extension was crafted by Westwind Oak who are specialists in the design and construction of contemporary green oak framed buildings. The theme behind the overall design was to merge inside with outside and for the building to be a part of and blend into its surroundings.

Step into the entrance hall where you get your first glimpse of what is in store. Windows of different heights and sizes allow light to flood into the space and Chinese slate tiles can be found on the floor, these are themes that continue throughout the ground floor. There are also two deep cupboards for storage.

The open-plan kitchen and dining room is the main hub of the home and a wonderful room for entertaining. The cupboards are made of solid oak with Pippy oak doors. Verde Marinace granite worksurfaces were carefully chosen in keeping with the theme of blending the leafy surroundings outside, inside. Within the worksurface is a deep stainless steel one and a half sink with granite drainer and mixer tap with an extendable hose. In the centre of the kitchen is a curved island housing a 4 ring Neff hob and a 2 ring Noxton induction hob. Further integral appliances include a Neff microwave combi oven and Neff oven. There is space for a dishwasher, undercounter freezer, washing machine and an American fridge freezer. There is plenty of space for a family sized table in front of a fireplace with electric fire. Several sets of sliding doors open to a deck that wraps around the property.





The ground floor also houses a luxury bathroom and a separate wet room. The bathroom has a modern white suite to include an oval jacuzzi bath with a retractable shower attachment, a Sottini circular wash hand basin and a double shower cubicle. Mandarin Stone Travertine floor tiles adorn the floor and walls.

A stunning wet room is cleverly incorporated into the cylindrical turret. Mandarin Stone tiles with a mosaic pattern can be found on the floor and matching tiles adorn the walls. There is a waterfall and hand-held shower, an oval glass wash hand basin and a w.c. A roof dome lets light into the space.

Solid oak stairs, hand made by a local joiner lead up to the first floor. A door opens into the original mill. This part of the building can be utilised as self-contained accommodation if the kitchen is reinstated into what is now used as a guest bedroom. The main sitting room has a vaulted ceiling, exposed stone walls, a woodburning stove and French doors opening onto a balcony where wonderful views over the Olway Brook towards the land owned by the property can be appreciated. To the rear of the sitting room is a guest bedroom. A door opens onto a rear landing area where a shower room can be found. The shower room has a white suite comprising a w.c, circular wash hand basin and a shower cubicle. Stairs from the landing lead down to the basement. Steps from the sitting room lead up to a mezzanine that could be utilised as a play area or study perhaps.

There are three bedrooms on the first floor and a cloakroom accessed from the spacious landing. The landing is large enough to accommodate a shower room if a dormer window was added. This would be subject to necessary planning consents.

The principal bedroom has exposed oak beams and is extremely light and airy due to an abundance of windows and French doors that open out onto a balcony. Superb views of the garden and neighbouring fields can be appreciated from here.

Bedrooms two and three both have fitted wardrobes and low level windows offering views of the front garden and neighbouring fields.

## OUTSIDE

A gated entrance opens onto a driveway offering off-road parking for several vehicles. To the right of the drive is a detached, timber clad garage with double doors. To the left of the drive is a stone store, currently used as an office and a timber storage shed. Planning permission has been granted and will stay valid until August 2024 for the construction of a studio adjoining the stone store. This would extend the current office space or would be ideal for a potential annexe.

There are level lawns to either side of the dwelling and a pathway leading up to the front door. A deck wraps around the exterior of the building allowing for a wonderful place to sit and enjoy the Olway Brook and all of the flora and fauna on offer. Steps lead down to a stone terrace. The Olway Brook divides the garden with a rope bridge to cross from one side to the other. The plot in total measures 1.2 acres.

# FLOORPLAN

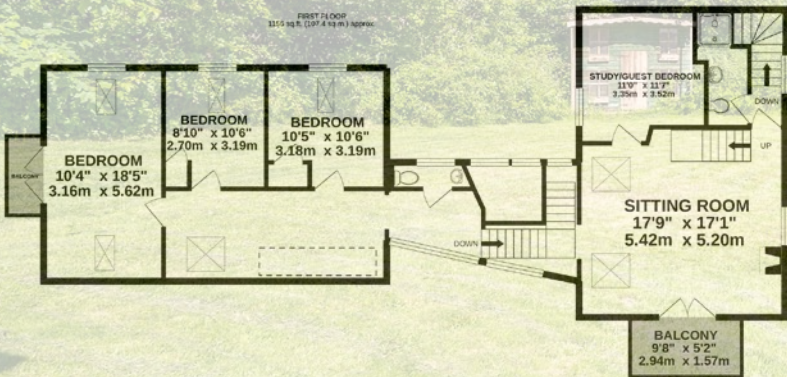
GROUND FLOOR  
769 sq. ft. (71.4 sq. m.) approx.



TOTAL FLOOR AREA - 735 sq. ft. (68.3 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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FIRST FLOOR  
1116 sq. ft. (107.4 sq. m.) approx.



TOTAL FLOOR AREA : 2492 sq. ft. (231.5 sq. m.) approx.

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## KEY INFORMATION

**Agents Note:** The basement at Llanerthill Mill Cottage does flood during extreme weather conditions. This has not affected the current owner's enjoyment of living at the property because the living accommodation is on a higher level. The basement has been adapted because of the flood risk for example the electric sockets are on the ceiling and items are stored off the ground.

**Agents Note:** Planning permission has been granted to create a studio adjoining the existing store / office. Application number: DM/2018/0196.

**Services:** Mains electricity and water, ground source heat pump and private drainage.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

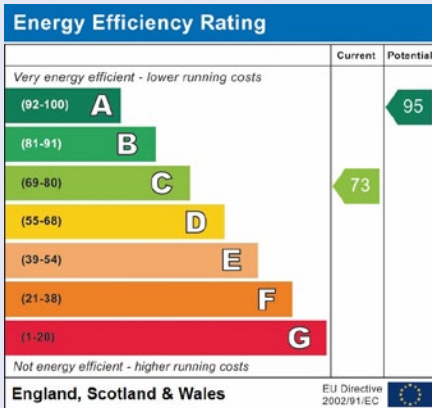
**Council Tax Band:** G

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From Raglan High Street turn into Chepstow Road and follow this road passing Raglan Farm Park on your right. On reaching the crossroads go straight across and stay on this lane until you reach the next crossroads. Turn left, keep going and the property will be found on your right.

**Postcode:** NP15 1DJ



### Powells Chartered Surveyors Land & Estate Agents

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