



LLANSÔR MILL

TRE-HERBERT ROAD | CAERLEON | NEWPORT



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LLANSÔR MILL IS A DELIGHTFUL GRADE II LISTED RURAL PROPERTY PACKAGE COMPRISING OF THREE BEAUTIFUL COTTAGES, SET IN AN IDYLIC LOCATION BORDERED BY A BABBLING BROOK. IT CAN BE FOUND AT THE END OF A LONG DRIVEWAY AND IS SURROUNDED BY APPROXIMATELY 25 ACRES OF HILLSIDE AND WOODLAND. SUBSTANTIAL INCOME COULD BE GENERATED FROM THE PROPERTIES IF DESIRED.

- A complex of three properties with the main house being Grade II listed •
- Miller's Cottage has three bedrooms and two reception rooms •
 - The Watermill has one bedroom plus a mezzanine sleeping area, an open plan living area and a further versatile ground floor room •
 - The Studio is open-plan for living and sleeping, plus a mezzanine sleeping area and further versatile internal spaces to utilise as a buyer may wish •
- A delightful eco Roundhouse in a peaceful, secluded location •
 - Potential to run a commercial leisure enterprise with approximately 8% yield. •
 - Two off-road parking areas •
- Land measuring approximately 25 acres comprising of hillside and woodland bordered by a babbling brook •

Caerleon 4.2 miles • Usk 5.2 miles • Newport 7.6 miles • Raglan 12.3 miles • Abergavenny 16.7 miles • Monmouth 18.1 miles • Chepstow 20.0 miles • Cardiff 21.8 miles • Bristol 32.0 miles • London 138.7 miles • Cardiff Airport 35.4 miles • Bristol Airport 35.6 miles • Birmingham Airport 95.0 miles • Newport Train Station 7.4 miles • Bristol Parkway Station 27.3 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

Llansôr Mill is set in a tranquil rural environment but also benefits from being approximately 15 minutes drive from Junction 24 of the M4 providing access to major cities such as Newport, Cardiff, Bristol, Bath and London.

Caerleon is a town located on the River Usk just 4.2 miles away from Llansôr Mill. Caerleon is of archaeological importance, being the site of a notable Roman legionary fortress, Isca Augusta, and an Iron Age hillfort. There is a bustling high street with a range of gift shops and eateries including The Priory, a popular hotel and restaurant.

Llandegfedd Reservoir is a water supply reservoir set in the beautiful rolling landscapes of South Wales. It boasts a water sports centre where paddle boarding, kayaking and windsurfing can be enjoyed. Sailing and fishing is also available as well as walking trails and picnicking in the woods. This is just 4.6 miles from Llansôr Mill.

The historic town of Usk is 5.2 miles from the properties. Usk offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors' surgery and vets. The romantic, ruined Usk Castle is located near the Town Centre. Cwrt Bleddyn Hotel and Spa is located approximately 1 mile away from Llansôr Mill.

Newport is just 7.6 miles away from the property with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to London, bus station, cafes and restaurants. Tredegar House is a National Trust 17th century country mansion and gardens located at the western edge of Newport. The Celtic Manor Resort is a 5-star hotel, spa and golf course found at Coldra Woods on the outskirts of Newport. There are an abundance of activities that can be enjoyed here such as swimming, high ropes, golf and adventure golf. Rougemont is an independent school located in Newport and described by them as a 'School for Life' and for the 21st Century.

There are further independent schools located in Monmouth including Haberdashers independent boys and girls schools and Llangattock School Monmouth with Montessori Nursery. 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. An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located just a few miles north of the property.

MILLER'S COTTAGE

Miller's cottage is the main residence of the three properties located at Llansôr Mill. It is picture perfect externally, the definition of a 'chocolate box' cottage. This property is in a commanding position allowing for stunning views of the Welsh countryside.

The property can be accessed from all sides, but the most practical entrance from the parking area is at the rear, through an early Victorian bakehouse with original bread oven and wash pot. The spacious kitchen and dining area is the main hub of the home. Flagstones cover the floor, a feature found throughout much of the ground floor. The kitchen has a range of base units and solid hand crafted work surfaces. The Belfast sink is perfectly placed under the window to the side aspect. There is space for an undercounter fridge and dishwasher. The open-plan layout allows for interaction while cooking making it a superb entertaining or family space. The main focal point in the dining and family area is a modern wood burning stove. There is also a rustic Esse stove not used by the current owners. A combination of traditional windows and Velux style windows allow light to enter the space.

Step down from the kitchen and into a handy utility room with space for a washing machine and further white goods. There are a range of base and wall units to include a utility cupboard and pantry cupboard with sliding shelves and a stainless steel sink and drainer sits within the work surface. A door to the rear of the utility room leads to the cloakroom.

Step down from the dining area into the sitting room. An attractive fireplace houses a wood burning stove. From the sitting room enter the snug with two windows and a door into the stone and glass greenhouse that provides access to the topiary garden.

An original feature in the property is a traditional staircase located behind a wooden latch door in the sitting room. The staircase leads up to the first floor landing with a vaulted ceiling and a superb view of the front aspect. There are three double bedrooms on the first floor and a shower room.

The principal bedroom has a feature door that opens out to the rear garden. There is also a bathtub and a storage cupboard. Bedrooms two and three both have pretty cast-iron fireplaces and views to the front and side aspects.

The modern shower room has a white suite to include a wash hand basin, w.c and shower cubicle.





OUTSIDE

Surrounding Miller's Cottage are delightful established gardens, a haven for flora and fauna. Each aspect of the garden offers something different and provides somewhere to sit, relax and enjoy at all times of the day. A particular highlight is the topiary garden with some box topiary trees and a gravelled seating area where al-fresco dining can be enjoyed. The green lawn has fruiting trees and spring flowers either side of a path leading to a parking area at the rear of the property. There are also gates either side of the boundary allowing for access into the fields either side.

In front of the cottage is a green lawn with a gate at the bottom leading down to The Mill and The Studio.

The three properties are set in approximately 25 acres of stunning hillside that surround all three properties. A long driveway passes over a bridge and up to an off-road parking area for several vehicles. Near to the parking area is a level enclosure suitable for pitching a tent during the summer months.

A public footpath can be accessed from the bottom of the driveway up to the top of the hillside. This allows for countryside walks straight from your garden gate. The footpath does not encroach on the gardens for any of the properties.

At the top of the hillside is a bluebell wood where the straw-bale, eco-roundhouse can be found. It has a grass roof and clear dome to let light in. It has a stove and seating and was designed as a retreat for quiet reflection away from hustle and bustle.



THE WATERMILL

The Watermill, located next to Sôr Brook is a two-storey former watermill with living accommodation on the first floor accessed by stone steps. The garden to the front of The Mill is relatively level and borders the babbling brook.

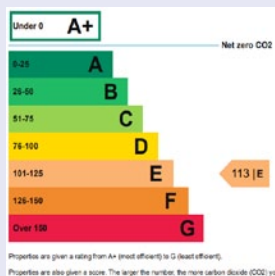
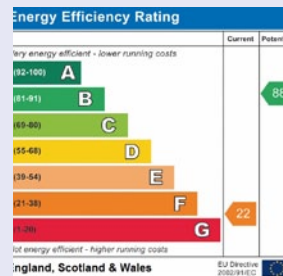
Enter The Watermill via the first floor and step into a stunning, whitewashed vaulted living room with a wood-burning stove on a stone hearth complemented by underfloor heating. Triple aspect windows allow for a delightful outlook. Steps lead up to a mezzanine with glass viewing panels and a window seat overlooking fields and woodland.

A door from the living room opens into the kitchenette. French doors in this area open out to a balcony that makes a wonderful al-fresco dining area during the summer months. The balcony overlooks a pond and has views of the brook. The kitchenette has a range of white units, a 4 ring induction hob, stainless steel sink, integral fridge and space for a microwave.

The bathroom has a modern white suite comprising of a bath with shower above and stone wall tiles, corner-mounted wash hand basin and a 'floating' w.c. The boiler is housed in a cupboard behind the w.c.

The bedroom is bright and airy and has wonderful views of neighbouring fields.

A spiral staircase from the kitchenette leads down to the ground floor. The lower ground floor Mill stable was converted by the current owners into a usable bedroom, by incorporating tanking and concrete floor. 'Floodgate' removable flood barriers are used in the rare event of flash floods, to seal off the French doors that lead to the grassed area and brook.



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
142 sq.ft. (13.2 sq.m.) approx.

TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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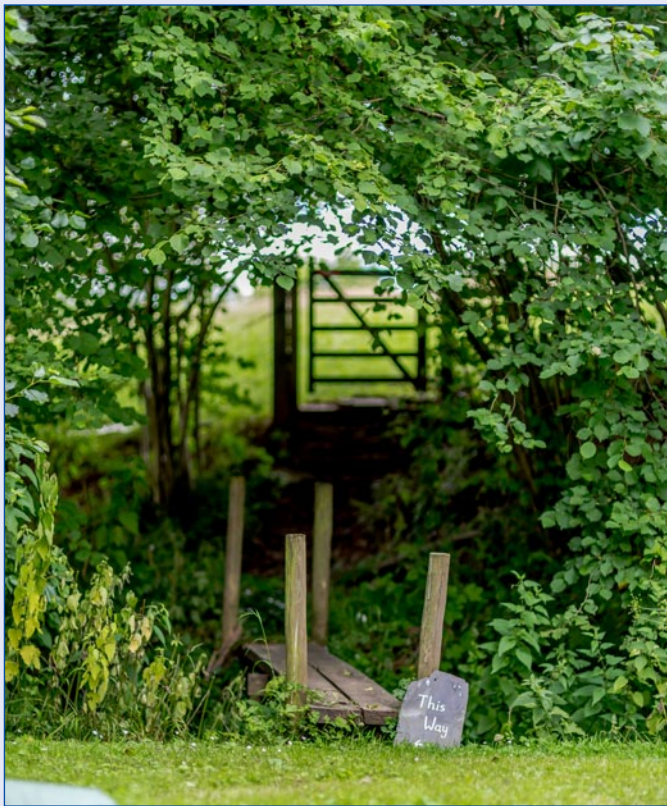
THE STUDIO

The Studio is a single-storey stone cottage located opposite The Watermill on slightly higher ground. A pretty stone wall surrounds the front of the property and the brook runs to the rear. Enter The Studio through the fitted kitchen with a range of base units, a Belfast sink with mixer tap and a breakfast table. There is space for an undercounter fridge.

The main living space has a vaulted ceiling, a wood burning stove and windows to the front and rear. Superb views of the brook can be appreciated from here. Steps lead up to a mezzanine sleeping area overlooking the main living space. Next to the mezzanine is a small attic room.

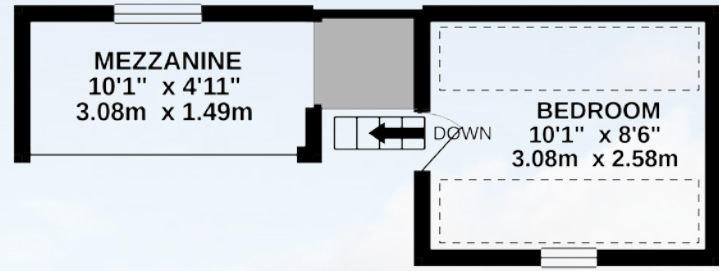
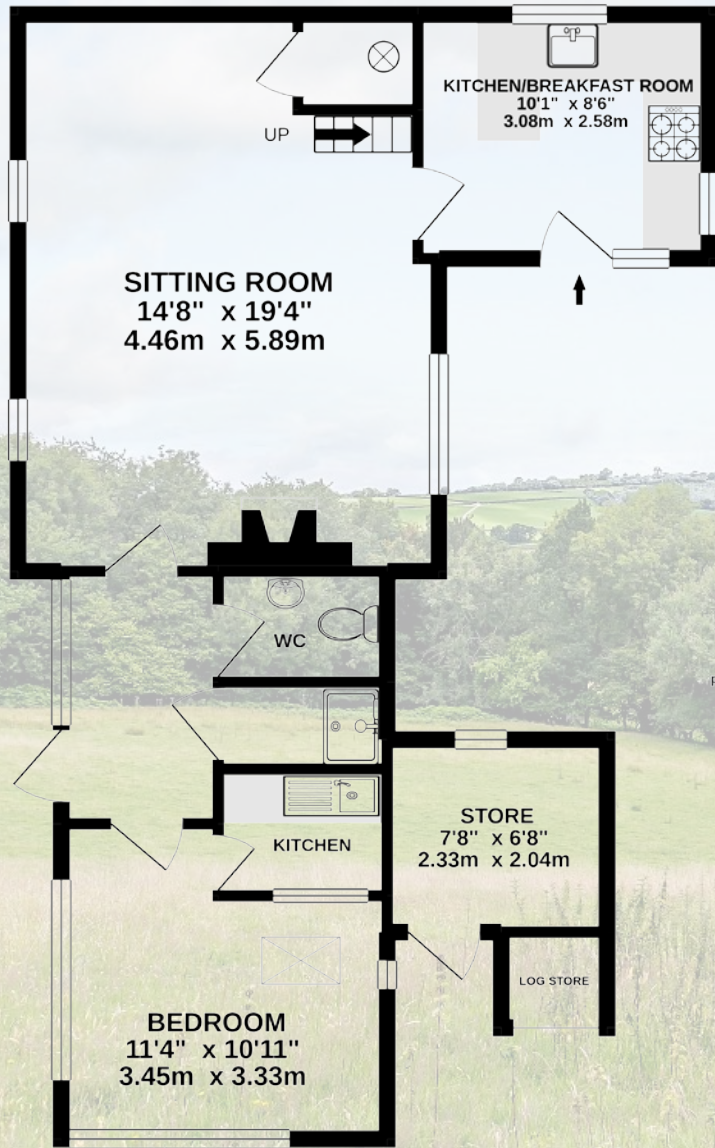
A door from the living space opens to the rear entrance where a separate w.c and shower cubicle with heated towel rail can be found. From here a further latch door opens to a versatile lean-to that could have a multitude of uses.

To the rear of The Studio is a potting shed and workshop.



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR
135 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

KEY INFORMATION

Agent's Note: A public footpath crosses part of the land at Llansôr Mill.

Agent's Note: The lower ground floor Mill stable was converted by the current owners into a usable bedroom, by incorporating tanking and concrete floor. 'Floodgate' removable flood barriers are used in the rare event of flash floods, to seal off the French doors that lead to the grassed area and brook.

Services: Mains water and electricity, LPG gas 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: F

Business Rates: The Watermill is rated for business, the rateable value is £3150.

Local Authority: Monmouthshire County Council. Telephone 01633 644644

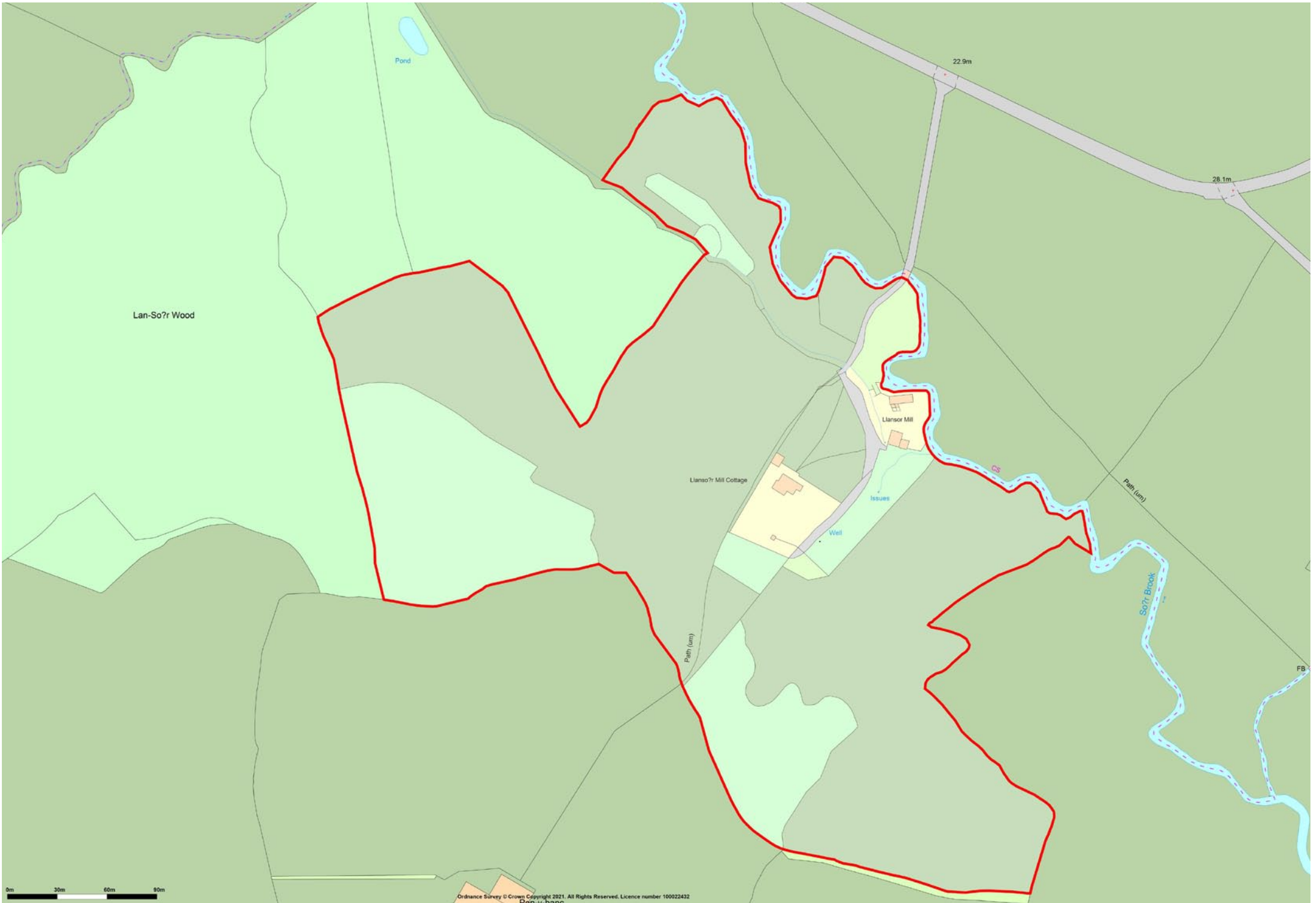
Viewings: Strictly by appointment with the selling agents

Directions: Drive through Usk Town Centre and over the Abergavenny Bridge or Usk Bridge as it is also known. Immediately after crossing the bridge turn left. Stay on the A472 passing through Llanbadoc and Llangybi and passing the Cwrt Bleddyn Hotel. Continue until you reach a sign for Llandegveth Village. Turn right and continue on this road until you reach the property on the left. Llansôr Mill is featured on Google Maps.

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