



Three traditionally-crafted buildings set in 25 acres

Llansoar Mill, Llansoar Caerleon, Newport, Monmouthshire NP18 1LS

Freehold

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The Watermill and The Studio Cottage stand nearby the tumbling Sôr Brook • The Miller's Cottage looks down on them from part way up the gently-sloping Monmouthshire hillside • All three are Grade II listing which honours their 400-year heritage; they have been sympathetically modernised to offer flexible accommodation including full central heating fired by condensing boilers, complemented by modern wood-burning stoves, and excellent broadband access

Despite the deep tranquillity of the setting, Llansôr Mill is just fifteen minutes from Junction 24 of the M4, with ready access to Newport, Cardiff, Bristol and London, and to the national rail network, in all directions.

The Miller's Cottage

The main residence is situated in an elevated position with far reaching views over the rolling countryside. Well-attended terraced gardens offer box topiary, herbaceous borders and a vegetable garden. Several patios either side of the house offer pleasant seating for al fresco meals, barbeques and quiet moments in perfect peace.

The three-bedroomed cottage, under a beautiful Welsh-slate roof, is accessed from a track which leads to a parking area behind the cottage. Entrance to the house is via an early Victorian bakehouse which acts as an entrance porch. This leads into the farmhouse style kitchen with flagstone floors and whitewashed stone walls. This welcoming large family room has a striking large wood burner, and a fitted kitchen at one end, with handmade oak worktops, and generous storage. A utility room off the kitchen offers a spacious larder/laundry area, and downstairs toilet.

The sitting room is in a central position in the house. This period room features the original latched wooden doors, a wood-burning stove, a window that frames a fine view over fuchsia blossom to the hillside opposite. Adjoining the sitting room is a TV / parlour /breakfast room with two windows and a door that opens to the conservatory, a perfect morning sun-trap which in turn opens out to the garden.

The first floor accommodation is accessed from a traditional staircase rising from the sitting room. A landing offers access to three double bedrooms. The main bedroom is situated at the rear of the property and offers a back door that opens to the rear garden, three windows, and a feature bath. The second and third bedrooms offer views to the sides and front, both with cast iron fireplaces. A modern shower room / wc is also centrally located off the landing.



Miller's Cottage Exterior







The Mill

Alongside the Sôr Brook, this former water mill now houses versatile living accommodation. Exterior steps lead up to the spacious living room which features a high ceiling, oak flooring with underfloor heating, and an elegant mezzanine level. Leading from it are a kitchen, bathroom with w/c and bath/shower and a double bedroom. Double doors offer access to a balcony where the mill wheel once stood. A modern spiral stairway leads down to a further versatile room with double doors opening onto the central grassed area.

The Studio Cottage

On the other side of the grassed area is an attractive single-storey cottage. It offers a main living room with mezzanine bedroom, attic room, kitchen, a further bedroom/office and w/c and shower room.

The Roundhouse

Secluded at the far boundary of the land, with far-reaching views, stands a straw bale eco-roundhouse with a reticulated ('eye in the middle') roof. It has integral seating / bed platform, and a stove. It offers an ideal space for quiet reflection.

Outside

The property is set in about 25 acres of beautiful Monmouthshire hillside which surrounds the property and offers it relaxed privacy. It includes two areas of woodland, one featuring bluebells and mixed hardwoods, the other mainly oak. Walks abound in all directions.

All of these buildings are currently used for holiday lets.



The Studio & Roundhouse



Llansoar Mill, Llansoar Caerleon

Miller's Cottage gross internal area = 1,748 sq ft / 162 sq m

Watermill gross internal area = 1,334 sq ft / 124 sq m

Studio Cottage gross internal area = 750 sq ft / 70 sq m

Roundhouse & Woodstore gross internal area = 669 sq ft / 62 sq m

Balcony external area = 65 sq ft / 6 sq m



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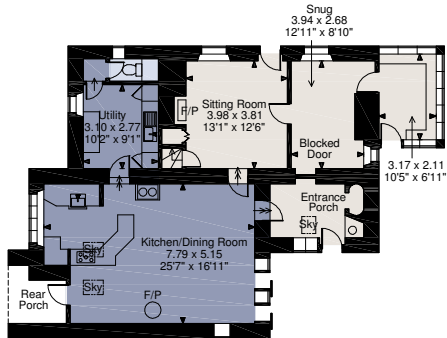
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James Thomas

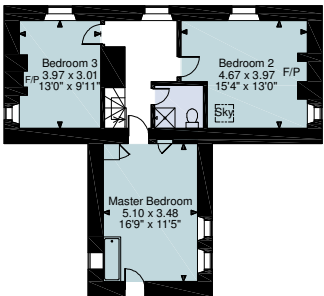
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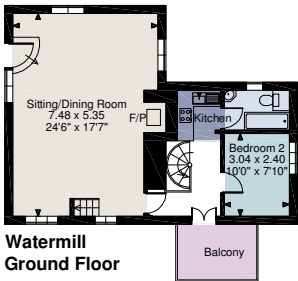
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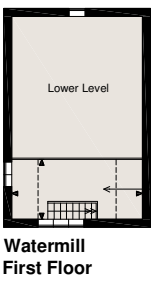
Millers Cottage
Ground Floor



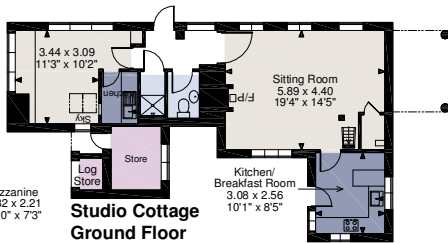
Millers Cottage
First Floor



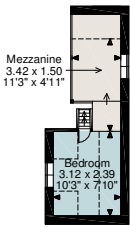
Watermill
Ground Floor



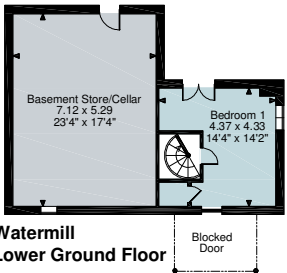
Watermill
First Floor



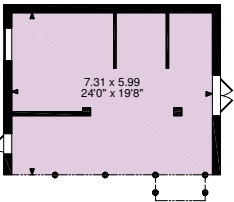
Studio Cottage
Ground Floor



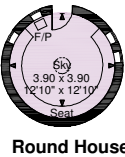
Studio Cottage
First Floor



Watermill
Lower Ground Floor



Woodstore



Round House

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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