



A historic converted mill with river frontage

The Mill, Melinddol, Llanfair Caereinion, Welshpool, Powys, SY21 0ED

Freehold



Idyllic setting next to the River Banwy. • Half a mile of private fishing rights which includes Trout and Salmon. • Private ancient woodland • Outbuilding suitable for conversion subject to planning • A wildlife haven

Local information

The Mill is situated 1.8 miles from the picturesque town of Llanfair Caereinion, which provides a range of amenities including various shops, a butcher, bakers, public houses, and doctors, dentist, hairdressers, a Bistro, library, garage, primary and secondary schools.

Llanfair Caereinion is also home to the terminus of the Welshpool Light Railway, a popular attraction which runs along the Banwy valley. Further extensive amenities can be found in the market towns of Newtown & Welshpool, including supermarkets, golf course and leisure centre.

With a network of footpaths, country lanes and bridleways throughout the area, the property is wonderfully positioned for hill walking and riding.

Well regarded schools in the private and state sector include Welshpool High School, Oswestry School, The Marches School, Bellan House Preparatory and Moreton Hall.

About this property

The Mill is an attractive Grade II listed property situated in an idyllic location overlooking the River Banwy, dating to about 1810 as a former corn mill with an integral Miller's house.

In the early 19th century, a masonry structure was added against the timber-framed section to enclose the wheel. Milling is said to have continued at the property until the 1950s. In

1914 Llanfair Electricity put in a hydroelectric system and The Mill was the first place in Wales to generate hydro-electricity. This ceased in 1952 when a generator was built in the village.

The Mill was fed by a leat, some 600m long, from a weir across the river Banwy and augmented by a stream crossing over the leat as there was no pond. Evidence of the leat is still present today. The leat is still in water and the weir went in 2000. The pelton wheel drove a pair of millstones by a chain and belt drive.

Today the mill workings are still present and the current owner has painstakingly renovated and restored the miller's house from what was a derelict building. The property now offers charming accommodation over three floors, retaining many original features including original oak flooring and flag stones along with two reception rooms, a fitted kitchen, larder/utility room, a snug/office area with a double bedroom and a separate bathroom off, on the first floor and a wonderful principal bedroom on the second floor with a large ensuite bathroom.

The inglenook fireplace in the sitting room has been wonderfully restored as well as the oak framed windows and metal inserts. The exterior has been lime rendered which blends in beautifully with the outside space.





The Mill is still in need of refurbishment and has plans drawn up which are available on the Powys County Council website P/2017/1141 Full: Change of use of the Corn Mill to provide additional living accommodation to the existing dwelling.

Outside

The property is accessed via a gravel 'in and out' driveway which gently descends to a parking area where there is also a traditional brick and timber framed outbuilding which offers the potential to be converted to ancillary accommodation, subject to the correct planning permissions.

To the left side is a lawn with a potting shed below. To the right is a further lawn overlooking the river with a seating area offering an ideal place for alfresco dining and enjoying the river.

The setting is fabulous, with sightings of otter's, kingfishers, and trout and salmon to name a few. The ancient woodland which runs along the boundary of the property is a wildlife haven, attracting a nesting Woodcock which visits every year.

Directions:

From Welshpool continue on the A458 before turning left towards Llanfair Caereinion. Once in the town turn right onto the High Street, B4385 and continue towards Melinddol. After approximately 1 mile The Mill may be found on your right hand side.

Services: Mains water, electricity and private drainage by way of a bio-disk fitted in 2019.

All fixtures, fittings and garden

statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

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Photographs taken August 2021

Tenure

Freehold

Local Authority

Powys County Council. Band E

Viewing

Strictly by appointment with Savills

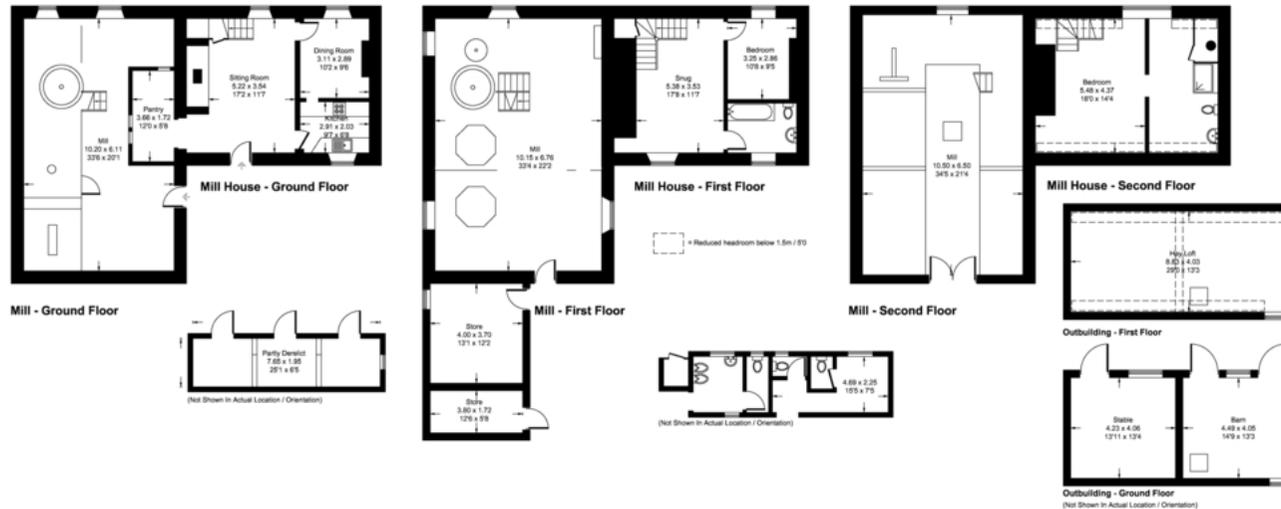






The Mill, Llanfair Caereinion

Gross Internal Area (approx)
 Mill House = 128.0 sq m / 1378 sq ft
 The Mill = 192.1 sq m / 2068 sq ft
 Outbuildings / Stores = 130.6 sq m / 1405 sq ft
 For identification only. Not to scale.
 Plan by Cloudbase Photography



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