



Nant Y Coy Mill Nant Y Coy, Treffgarne, Pembrokeshire, SA62 5LR

An exciting opportunity to acquire a lovingly restored former Water Mill set in a prominent roadside position, mid-way between the County Town of Haverfordwest and the Ferry Port of Fishguard, in the heart of the beautiful Pembrokeshire countryside. Currently run as a busy Cafe/Restaurant business, with Gallery and Craft Shop and owners accommodation, the property lends itself to a wide variety of uses. A popular nature trail is laid out within the 20 acres of grounds, where visitors can walk through a lovely wooded valley (an area of special scientific interest), and up to the rocks above the Treffgarne Gorge. Viewing is essential to fully appreciate the potential of this property.

- Exciting Opportunity
- Cafe, Gallery & Craft Shop
- Prominent Roadside Position
- Development potential
- Restored Water Mill
- 20 Acres with Nature Trail
- Owners Accommodation
- EPC Rating 'D'



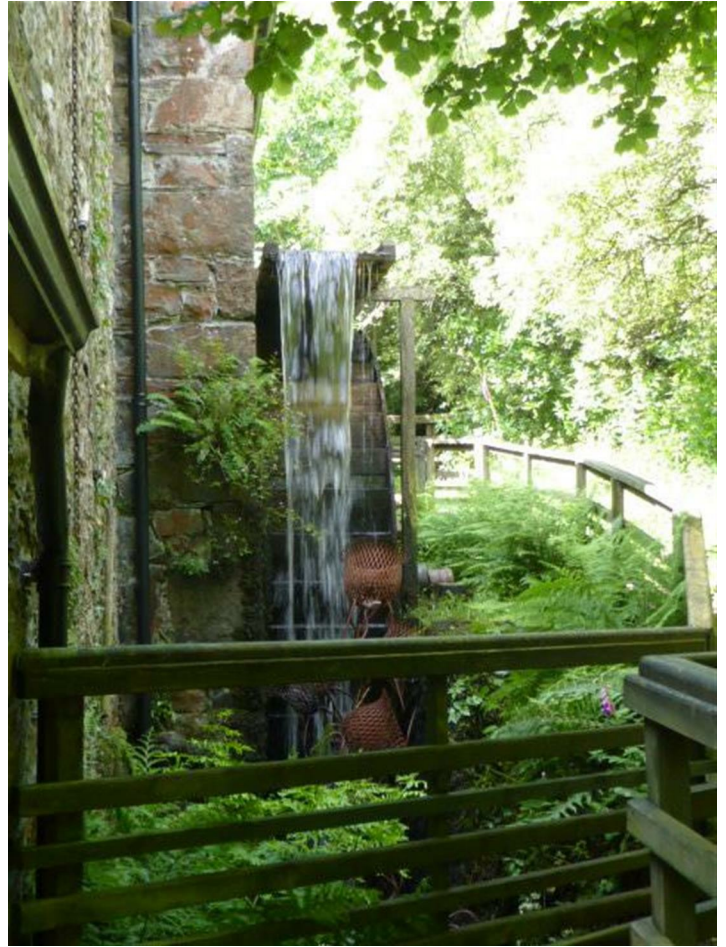
Offers In The Region Of £499,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

LOCATION

Treffgarne lies to the south of the Preseli Hills. The village name is derived from 'tref' meaning town and 'garne' meaning rock, or the 'town of the rock'. It is situated 6 miles north of the county town of Haverfordwest, in the parish of Wolfscastle with its thriving community. Wolfscastle, lying mid-way between the County Town of Haverfordwest and the Harbour town of Fishguard, boasts an AA awarded hotel with restaurant, a public house and popular primary school.

Treffgarne was the birthplace of Welsh hero Owain Glyndwr. Nant Y Coy Mill is at the north end of the gorge, next to the cutting that was made for the A40, through the gorge. The age of the mill isn't known but it was rebuilt in 1844 by the Evans family of Treffgarne Hall. The mill stayed in their possession for many years before it passed to the Higgons family of Scotton Manor and then into private hands some years later.



DESCRIPTION

The buildings are arranged in an 'L' Shape around a central courtyard/parking area, and were substantially refurbished in 2005 with new wiring and plumbing, and a Biomass central heating boiler was installed.

Currently run as a busy Cafe/Restaurant business with Art Gallery, and a Gift/Craft Shop with artist's workshop/teaching area in the separate old Dairy building. With two bedroom owners accommodation above the Cafe, the property lends itself to a wide variety of uses.

Planning permission has also been granted (14/0100/PA 20/8/2014) for change of use to convert the cafe to full residential use, and incorporate it with the existing owner's flat above.

Viewing is essential to fully appreciate the potential of this unique property, and the many opportunities it offers.



THE CAFE / RESTAURANT

36'6 x 13'5 overall (11.13m x 4.09m overall)

Plus Kitchen area 6' x 26'

The Restaurant is currently laid out with approximately 40 covers internally, with an open plan fully fitted commercial kitchen to the rear. A cosy log burner connects the main restaurant with the room beyond. Slate tiled flooring and a built in Welsh Dresser add character to the room. There is also space for 6 / 9 tables on the terrace to the front of the Restaurant for outside dining in the summer. The Restaurant currently opens during the day and into the evening on Fridays and Saturdays.



2ND CAFE ROOM



RECEPTION AND OVERFLOW CAFE

26'9 x 14'2 (8.15m x 4.32m)

Currently used as the main entrance to the Cafe and the Gallery, this room has slate slabbed flooring, and reveals the history of the building by retaining some of mill workings under the lovely old exposed timbers. There is an oak reception bar, and extra restaurant tables, with stairs leading to the first floor gallery and a fire door to the 'shop' area. Behind the reception desk is a small office and the boiler room, housing the Okofen Biomass boiler.



THE GALLERY 'SHOP' AREA

15'3 x 12'1 (4.65m x 3.68m)

With separate entrance door to the front, and stairs leading up to the 2nd gallery room



THE GALLERY (1)

14'4 x 26'11 (4.37m x 8.20m)

The original Mill stone has been preserved, set into the floorboards. A beautiful light space with vaulted ceiling and exposed timbers.

At one end, a door leads to a wash-up room and office.



THE GALLERY (2)

15'4 x 12'3 (4.67m x 3.73m)

Second gallery room.



CRAFT / GIFT SHOP ENTRANCE

49'2"13'1" x 39'4"9'10" (15'4 x 12'3)

Located in the restored Old Dairy building. Doors lead off on one side to the Studio, and on the other to the Craft Shop



CRAFT SHOP

17'11 x 10'11 overall (5.46m x 3.33m overall)



THE STUDIO / CRAFT SHOP

17'11 x 11'10 (5.46m x 3.61m)

Plus Kitchen beyond 5'10 x 11'9, with fitted kitchen units, stainless steel sink and cooker point. The kitchen can be used to prepare food and drink for cafe purposes. This room is currently used as part of the Craft Shop, but it has in the past been used as an Artist's Studio and Workshop. A sink has been boxed into a cupboard.



WC'S

Ladies and Disabled Toilets, and Gents Toilets are adjacent to the Craft Shop at one end of the old Dairy building.

OWNER'S ACCOMMODATION

Accessed via an external metal staircase and bridge to first floor level.

Currently laid out with a Living Room, one Double and one Single Bedroom and Bathroom. This apartment is immediately above the cafe area, and both floors comprised the original Mill Cottage. Planning permission has been granted to revert this back to full residential use, which would require the original staircase to be replaced.

THE GROUNDS & LAND

Two vehicle entrances, immediately before the public layby, open in to the central gravelled courtyard, which provides parking for a number of vehicles.

In total, the property comprises just under 20 acres of grounds, giving wonderful amenity space to the Mill. A path leads to the side of the gallery, past the working water wheel into the wooded valley of the Nant y Coy Brook (a site of Special Scientific Interest (SSSI)), which has been creatively laid out as a Nature Walk and Sculpture Trail, with defined paths and nature information boards. The mill leat runs above the brook, and the paths then lead to the meadows on the plateau above the valley, and across a lane there is access to the land on which the rocky outcrop of the Great Treffgarne Rocks stands above Treffgarne Gorge, with historic Iron Age Forts. The owners have rights to graze livestock on Treffgarne Mountain.

There is also land on the other side of the A40 with river frontage and fishing rights on the Western Cleddau.

THE MILL WHEEL

The restored water wheel



NANT Y COY BROOK

THE LEAT

THE 'SCULPTURE WALK'



THE MEADOWS

Above the valley, there are four meadows which total 5.86 acres.

There is an additional 3.36 acres adjoining this land, for which we are advised an application is in process to claim title.



GREAT TREFFGARNE ROCKS

The Great Treffgarne Rocks sit high above the Gorge, with a wooded slope to the south and a piece of land to the north, comprising just over 9 acres in all



FISHING RIGHTS

On the opposite side of the A40, there is a water meadow amounting to 0.8 acre in total, including a small island, with river frontage and fishing rights on the Western Cleddau. There is an entrance gate to the field opposite the entrance to the Mill, but this is currently very overgrown.



AGENTS NOTE

We are advised that the owner will consider splitting the property, and selling the meadows and the land with fishing rights by separate negotiation. Please enquire through West Wales Properties for further details

GENERAL INFORMATION

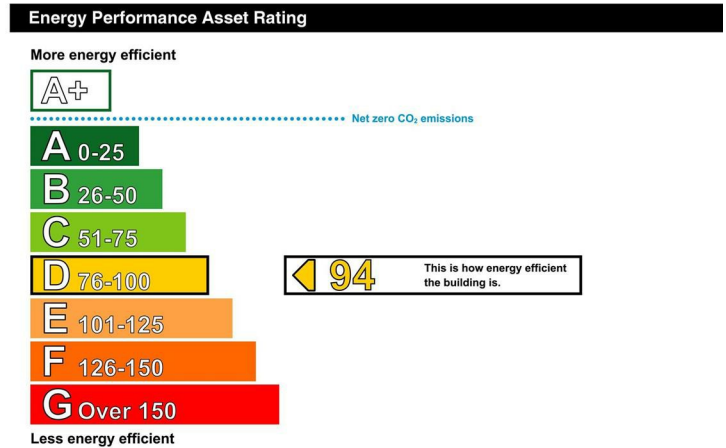
VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

EPC RATING

The full EPC (No. 0930-9976-0344-0540-5090) can be found at <https://www.ndepcregister.com>, or copy can be requested from West Wales Properties.



IMPORTANT INFORMATION

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. We would like to point out that all photographs are taken with a digital camera.

OTHER SERVICES AVAILABLE

MORTGAGE ADVICE

CONVEYANCING

SURVEYS

Contact West Wales Properties for further details.

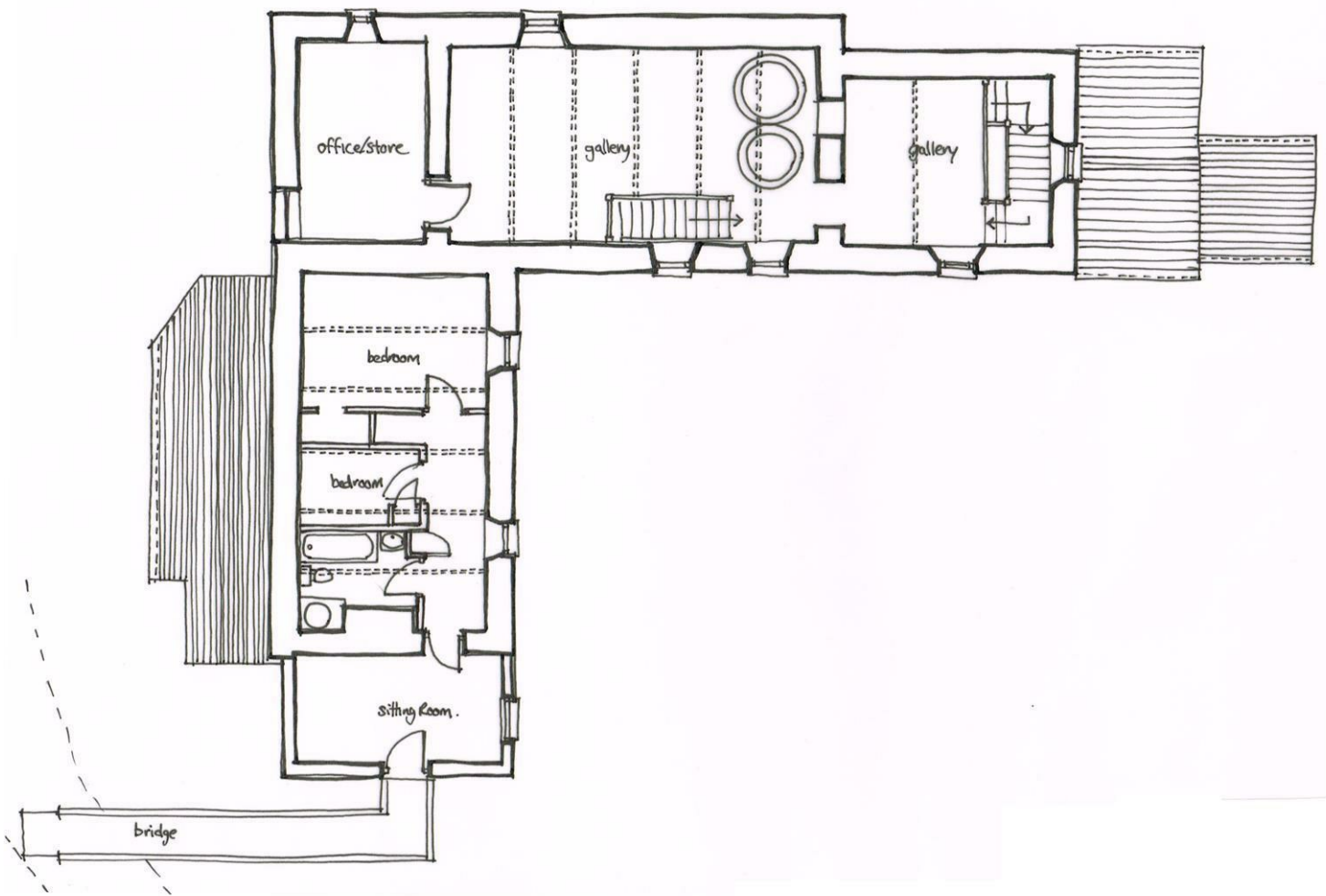
OFFER PROCEDURES

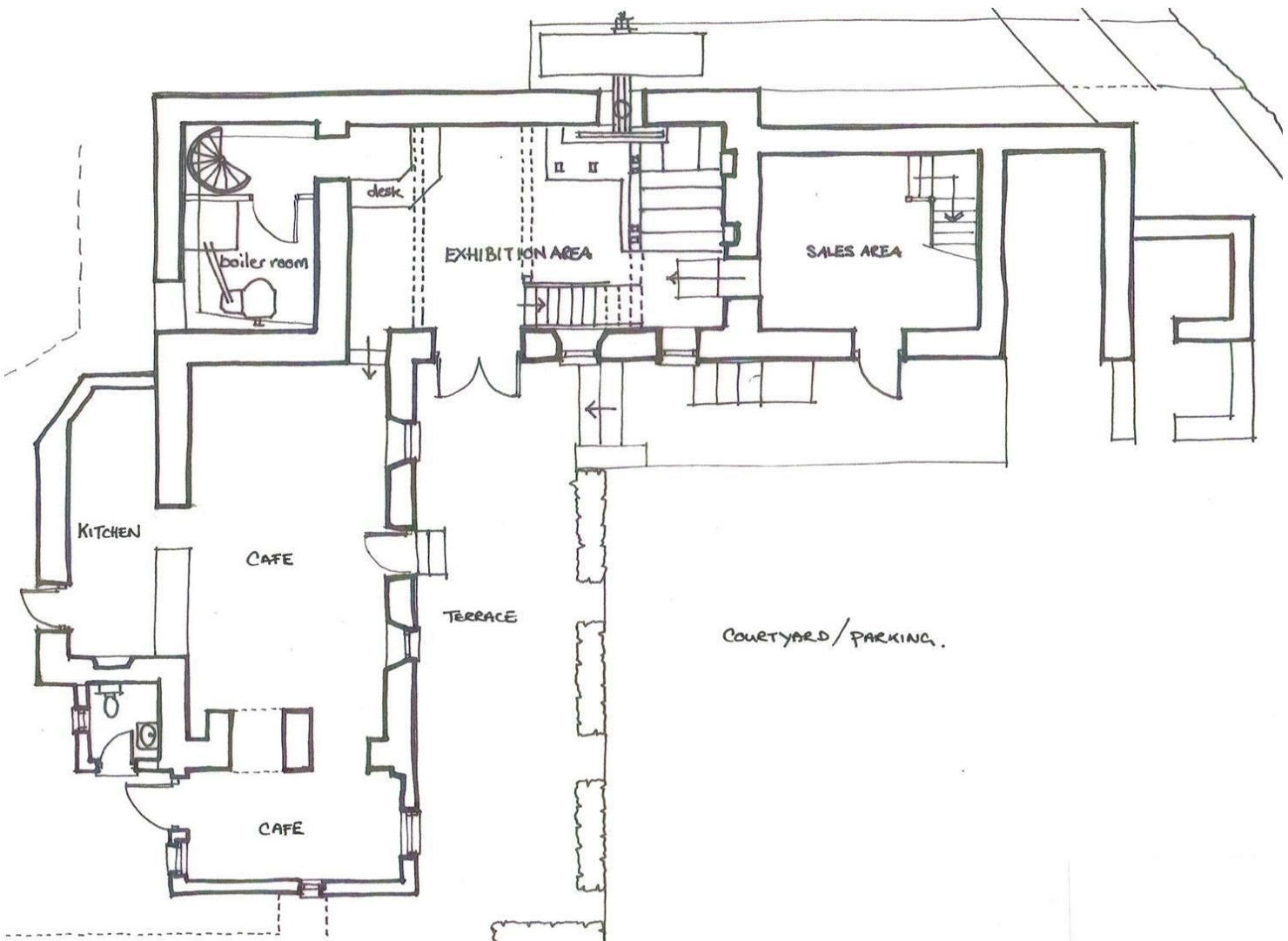
All enquiries and negotiations to West Wales Properties: We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our panel of financial consultants, will speak to you to 'qualify' your offer.

NME/RJD/12/14/OK/RJD

FLOOR PLANS

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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