



The Old Mill House, Tregwynt – SA62 5UX

£525,000 Freehold

- Exceptional Linked Detached 2 storey Residence (the result of a Mill Conversion) having deceptively spacious Character accommodation with a First Floor Open Plan Living Room/Kitchen, 3 Bed, 2 Bath, 2 Offices and a Conservatory/Studio which has Oil Central Heating, Hardwood painted Double Glazed Windows and Doors and Roof Insulation.
- Approximately 4 Acres or thereabouts of Land which is bisected and bounded by a River and original Mill race, as well as having a Multipurpose Garage/Workshop/Studio Building which is fully Insulated and having 6 Velux Windows, Double Wooden Vehicle Entrance Doors as well as a Pedestrian Door and a Workbench.
- Enjoying delightful south facing location and within 250 yards or so of Tregwynt Woollen Mill and Cafe.
- To appreciate the qualities and indeed the location of this exceptional Mill/Barn Conversion, inspection is essential and strongly advised. Realistically priced. EPC Rating C.

SITUATION

Tregwynt is a small Hamlet which has a cluster of dwellings and is renowned for its Woollen Mill. It is situated within $\frac{3}{4}$ of a mile or so of the North West Pembrokeshire Coastline at Abermawr and Aberbach. The well known Market Town of Fishguard is some 6 miles or so north east and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Post Office, Art Galleries, a Cinema/Theatre, Repair Garages, a Library, Petrol Filling Station, Supermarkets and a Leisure Centre. The property stands just outside the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly. Old Mill House is situated within 250 yards or so of Tregwynt Woollen Mill and is within three quarters of a mile or so of the North West Pembrokeshire Coastline at Abermawr and Aberbach.

DIRECTIONS FROM FISHGUARD

From Fishguard, take the Main A487 Road South West for some 4 miles and take the turning on the right, signposted to St Nicholas. Continue on this road for approximately a mile and upon reaching the first set of crossroads, turn left signposted Tregwynt. Continue on this road for half a mile or so and take the first turning on the right towards Tregwynt. Continue on this road for 200 hundred yards, passing The Woollen Mill on your left and a 100 yards or so further on, take the turning on the right (on the bend) for Old Mill House. A 100 yard tarmacadamed road leads up to the Property. A 'For Sale' Board is erected on site.

DIRECTIONS FROM HAVERFORDWEST

Alternatively from Haverfordwest, take the Main A40 Road North towards Fishguard for 10 miles and in the village of Letterston take the turning on the left signposted to Mathry and St Davids. Coninue on this road for $2\frac{1}{2}$ miles or so passing through the Hamlet of Castlemorris and a mile or so further on and upon reaching the 'T' junction with the Main A487 Fishguard to St Davids road, turn right for Fishguard. Continue on this road for a mile or so and at the second set of crossroads, turn left signposted St Nicholas. Follow directions as above. What3Words -///decks.diner.comply

DESCRIPTION

Old Mill House comprises a linked Detached 2 storey Residence of predominantly solid stone construction with natural stone faced elevations under pitched Slate Roofs. Accommodation is as follows:-

First Floor

Open Plan Kitchen/Living Room

Dimensions: 9.35m x 5.18m (30'8" x 17'0"). With antique Pine floorboards, French Oak 'A' frames, natural stone walls, a fitted Bespoke kitchen with Belfast sink and electrical appliances, ample power points and electric lighting. A staircase from the Open Plan Kitchen/Living Room gives access to the:-

Reception Hall

Dimensions: 3.78m x 2.77m (12'5" x 9'1"). With slate tile floor with underfloor heating, natural stone walls, exposed beams, staircase to First Floor, doors to Bedroom 1, Bathroom and Utility Room and an opening to:-

Bedroom 1

Dimensions: 4.11m x 3.18m (13'6" x 10'5"). With 2 hardwood painted double glazed windows, door to rear slate paved patio, slate tile floor with underfloor heating and power points, built in closets and chest of drawers.

Bathroom

Dimensions: 3.12m x 2.31m (10'3" x 7'7"). With slate tile floor with underfloor heating and white suite of Roll Top Bath, Wash Hand Basin and WC, chrome heated towel rail/radiator and exposed beams.

Study/Bedroom 4

Dimensions: 4.22m x 2.77m (13'10" x 9'1"). With slate tile floor with underfloor heating, exposed beams, doors to exterior and door to:-

Living Room

Dimensions: 4.57m x 3.68m (15'0" x 12'1"). With Belfast sink, slate tile floor with underfloor heating, staircase to First Floor and doors to Steam/Shower Room and:-

Conservatory/Studio

Dimensions: 4.01m x 3.71m (13'2" x 12'2"). With wooden floorboards and hardwood painted double glazed French doors to garden.

Bedroom 3

Dimensions: 4.24m x 1.80m (13'11" x 5'11"). With slate floor with underfloor heating, exposed beams, fitted wardrobe, hardwood painted double glazed window and power points. A doorway from the Hall gives access to a:-

Steam/Shower Room

Dimensions: 1.88m x 1.24m (6'2" x 4'1"). With white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle/Steam Room, chrome heated towel rail/radiator, part tiled surround and a slate tile floor with underfloor heating. A staircase from the Living Room gives access to a:-

Croq Loft/Bedroom 2

Dimensions: 3.71m x 2.82m (12'2" x 9'3"). With fitted carpet, sloping ceiling and a hardwood painted double glazed window.

Utility Room

Dimensions: 2.57m x 1.52m (8'5" x 5'0"). With slate tile floor with underfloor heating, plumbing for automatic washing machine, hardwood painted double glazed window and door to:-

Externally

Multipurpose Studio/Garage/Workshop

Dimensions: 12.19m x 4.57m (40'0" x 15'0"). Of timber and corrugated iron construction. The Building is fully insulated and benefits from double wooden garage doors, a pedestrian door, 6 Velux windows, 4 LED strip lights, a Work Bench, a polished concrete floor and 2 outside Electric Lights. There is also a 1000 Litre Bunded Oil Tank.

SERVICES

Mains Water and Electricity are connected. Drainage is to a shared Septic Tank. Oil fired Central Heating. Hardwood Painted Double Glazed Windows and Doors. Roof/Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

Vehicular and Pedestrian Access Rights of Ways exist in favour of Old Mill House off the Council Road at or around point "A" on the Plan and as far as point "B" on the same Plan.

REMARKS

Old Mill House is a Victorian Mill, circa 1870, fully renovated within the last ten years. It is situated in the beautiful Tregwynt Valley, in the national park; close to Aberbach and Abermawr Beaches, in 4 Acres of unusually flat land. The Mill sits in a very tranquil and private position and neighbours the Tregwynt Woollen Mill with its splendid restaurant and cafe. Renovation included a hydrology report that passed 1 in 1000 years of flood risk. Radon mitigation. New foundation with impermeable membrane and insulation. French Oak timbered ceiling. Hemp plasterwork in bedroom and calf cot. Welsh slate roof with double insulation. Bat mitigation. Heated Welsh slate floor and antique pitch pine floor. All new electric and plumbing to present building codes. Appliances include: Smeg range, New Meile washer/dryer, Siemens fridge/freezer, New Neff dishwasher. Antique Belfast sink.

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House comprises of 3 Bedrooms. 2 Bathrooms with claw foot bath and shower/steam room. Heated towel rails and extraction fans. 2 Offices. Artist studio/conservatory. High end Finish Multi person steam shower. Underfloor heating throughout ground floor. Upstairs radiators. Bespoke kitchen and carpentry throughout. Oil furnace. Plans passed for solar panels on roof. Fibre optic connectivity. Hardwood windows, also bespoke. Large Barn 60 sq metres with commercial electric supply, highly insulated, polished concrete floors. Good daylight. Great project workshop or for storing of boats.

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Old Mill House is an exceptional 2 storey Mill/Barn Conversion which has deceptively spacious character accommodation benefiting from Oil Central Heating, Double Glazing and Roof Insulation. It stands in approximately 4 Acres or thereabouts of Land and is within a few hundred yards or so of Tregwynt Woollen Mill and within three quarters of a mile or so of the North Pembrokeshire Coastline at Abermawr and Aberbach. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.









