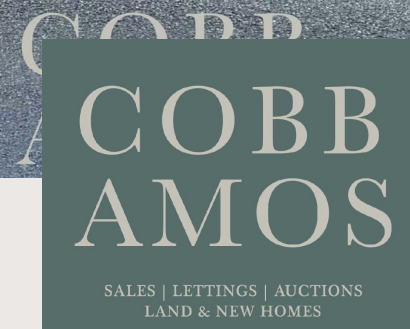




Haines Mill, New Radnor, LD8 2TN
Offers In The Region Of £475,000





Haines Mill, New Radnor

Haines Mill is a period stone cottage with a detached barn that has historical significance to the village of New Radnor dating back to the 14th Century. The mill was once known as "Heynesmyll" and was a former corn mill, with the detached barn being a workshop for a carpentry business, part of the house a showroom and the former mill room as an annexe. The mill sits in the beautiful Radnor Valley with Harley Brook to the rear, surrounded by hills and the Radnor Forest nearby and located on a main road means its in a great position for accessing the nearby towns of Kington, Llandrindod Wells and Builth Wells and then the surrounding countryside. The property has a wealth of period features throughout with further development potential available with a detached barn offering buyers workshop space or potential to develop into further accommodation, STP and annexe space in the main house with separate access.

FEATURES

- Detached stone cottage with detached barn
- Former Water Mill, period features
- Located in the Radnor Valley with transport links to the A44 & surrounding countryside
- Cottage offers flexible accommodation
- Annexe/holiday let potential
- Four/Five bedrooms
- No onward chain

Material Information

Offers In The Region Of £475,000

Tenure: Freehold

Local Authority: Powys

Council Tax: F

EPC: E (52)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Introduction

Nestled near the charming village of New Radnor, this remarkable detached period former mill offers a unique opportunity to have a home with workshop on site with a detached barn with potential for development (STP). The property has many period features throughout and offers flexible accommodation, making it ideal for families, those seeking extra space for guests or a home office/holiday let. The house features two/three reception rooms four/five bedrooms, three bathrooms and utility space. The property includes a detached stone barn, which presents an exciting opportunity for conversion or use as a workshop or studio. The outdoor space is equally appealing, with parking available for two/three vehicle and gardens to the side and rear.

The location offers good transport links within picturesque Radnor Valley, making it easy to explore the surrounding countryside. The nearby village adds to the charm, providing local amenities and a sense of community. This property is a rare find, combining historical charm with modern comforts in a tranquil setting. Whether you are looking for a family home or a peaceful retreat, this former mill is sure to impress.

Property description

The property can be accessed through multiple doors, with the main entryway being through the oak porch to the side with a door leading into the kitchen/breakfast room with flag stone floor, exposed beams, oil-fired range, electric oven, slate worktops, shelving and a larder style cupboard. This leads through to the dining room with tiled flooring continuing, fireplace with wood burning stove, doors to a bedroom, utility, sitting room and stairs rising to the first floor. The sitting room is a cosy space with flag stone floor, cupboard, exposed beams, a charming fire place with wood burning stove and a door into a porch leading to the front of the house. Off the hall from the dining room is a utility with a sink, WC and space for washing machine etc which makes this a very handy room. A further door leads into

a bedroom with ensuite shower room appointed with a modern suite and exposed stone wall. This bedroom has double timber doors leading out to the front of the property so could be used as an additional reception room if needed, this was once the showroom.

On the first floor you find four bedrooms, with a dressing room/office off a large double bedroom with vaulted ceiling and exposed beams and period timber doors. The main shower room has a three piece suite, electric shower and metro white tiling. Across the landing is a bedroom looking out onto the barn and hills beyond. Through a further door you find the rest of the landing with a door leading down into another bedroom with a door into a shower room with jack and Jill entrance as this can lead into the other bedroom which has the annexe/air bnb potential with a door leading outside and steps down to the driveway. This large bedroom then has a door leading back into the landing so offers great flexibility with how to use the space and was once the former mill and granary store.

Detached barn

The property has a detached stone barn which has light and power and has been used as a fully functional workshop by the current owners. There is a second floor accessed from the log store and offers buyers real potential to continue its use as a workshop or look at development potential for further accommodation (STP) taking advantage of the properties position within the valley, surrounding hills and transport links.

Gardens and parking

The property has a walled entrance with two access points, one leading to the main drive for the cottage with parking and then a gated entrance leading to the area between the main cottage and the barn. To the side of the driveway is a mature flower bed area, green house and steps leading up to the annexe and gate leading to the rear garden which is bordered by a mature hedge row and laid to lawn. From the drive to the left is a gate leading through to the area between the cottage and barn and is concrete which leads to the side porch and then a car port/log store area.





Location

New Radnor is a charming village, to the south of the Radnor Forest, that is steeped in history with the castle mound overlooking the village. The property occupies a position on the edge of the village centre which enjoys a variety of amenities to include a popular primary school, local shop called Esco's, active village hall and hub which has plenty going on. New Radnor is visited several times a week by the mobile Post Office. Additionally there are regular bus services to Kington, Hereford, Llandrindod Wells and Knighton from the village. Nearby Knighton 9.7 miles, Presteigne 8 miles and Kington 6 miles offer a wider range of amenities to include shops, leisure centres, health services and many more.

Services

The property has mains services to include electricity, water, private drainage to a septic tank and oil fired heating.

We are advised the property is being sold as FREEHOLD with vacant possession.

Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS

From Knighton, you enter the village of New Radnor on the B4372. On approaching the junction, turn left onto the Broad Street. Continue along this road until you reach a junction for the A44, turn right, after approximately 500 yards the property is located on the right hand. Using What Three Words: ///eager.visits.scrapped



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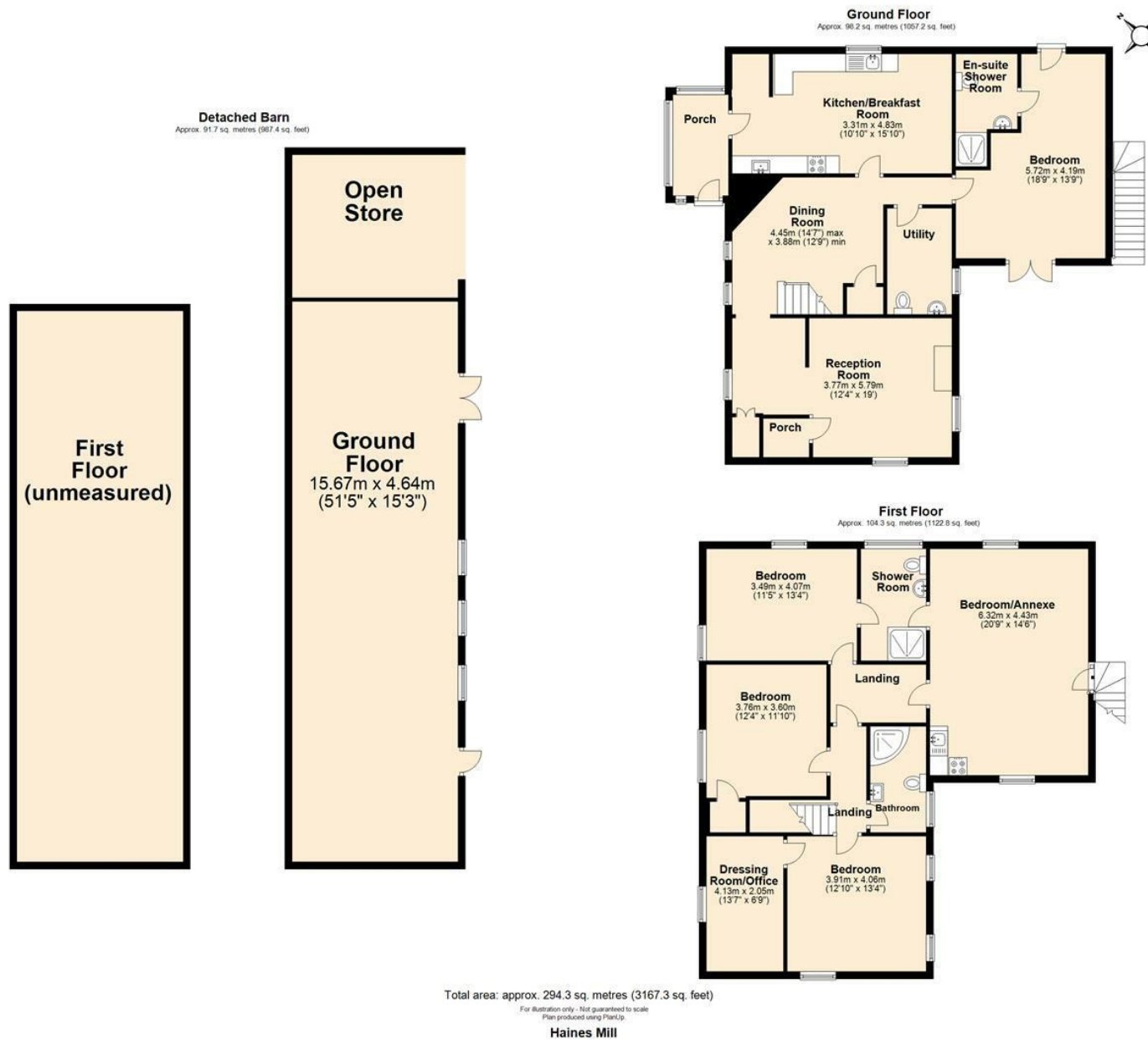
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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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