



LLANVAIR DISCOED

Guide price **£650,000**



THE LOWER MILL

Llanvair Discoed, Chepstow, Monmouthshire NP16 6LN



3 bedroom detached stone built mill house
Large gardens approx. 0.34 of an acre
Semi rural location

This is quite a special property. The owners have carefully updated and restored it to its former glory, striving to preserve the mill's history and working features, as showcased in the lounge. The property is arranged over three levels and could be adapted to suit the new owners' needs, thanks to the versatility in how the rooms could be utilised. Additionally, there is a large storage space that is currently unused but lends itself well to further renovation and development with necessary planning and consents.

Ideal for those who appreciate both tranquillity and convenience, Llanvair Discoed and the surrounding hamlets, Llanvair Discoed has a charming ancient church and village pub/restaurant. And now a village farm shop and bus service. The village is located just north of the A48 road, it offers easy access to a range of local amenities, including schools, shops, and facilities in nearby Caldicot (under 6 miles away), the historic market town of Chepstow (approximately 7 miles away), the picturesque riverside town of Usk (8 miles), and the vibrant city of Newport (10 miles). The area falls within the catchment of the highly regarded Shirenewton Primary School. For families seeking private education, the Haberdashers' Monmouth Boys and Girls Schools are less than 25 minutes away. Golf enthusiasts can enjoy the Celtic Manor Golf Course and St Pierre Golf Club, both approximately seven miles from the property.

Severn Tunnel Junction train station provides excellent connections to the South-West, London, and the Midlands.



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KEY FEATURES

- 3 bedroom detached characterful mill house
- Lovely country cottage kitchen with quartz worktops
- Private location
- Plenty of parking for several vehicles
- Semi-rural location of Llanvair Discoed



STEP INSIDE



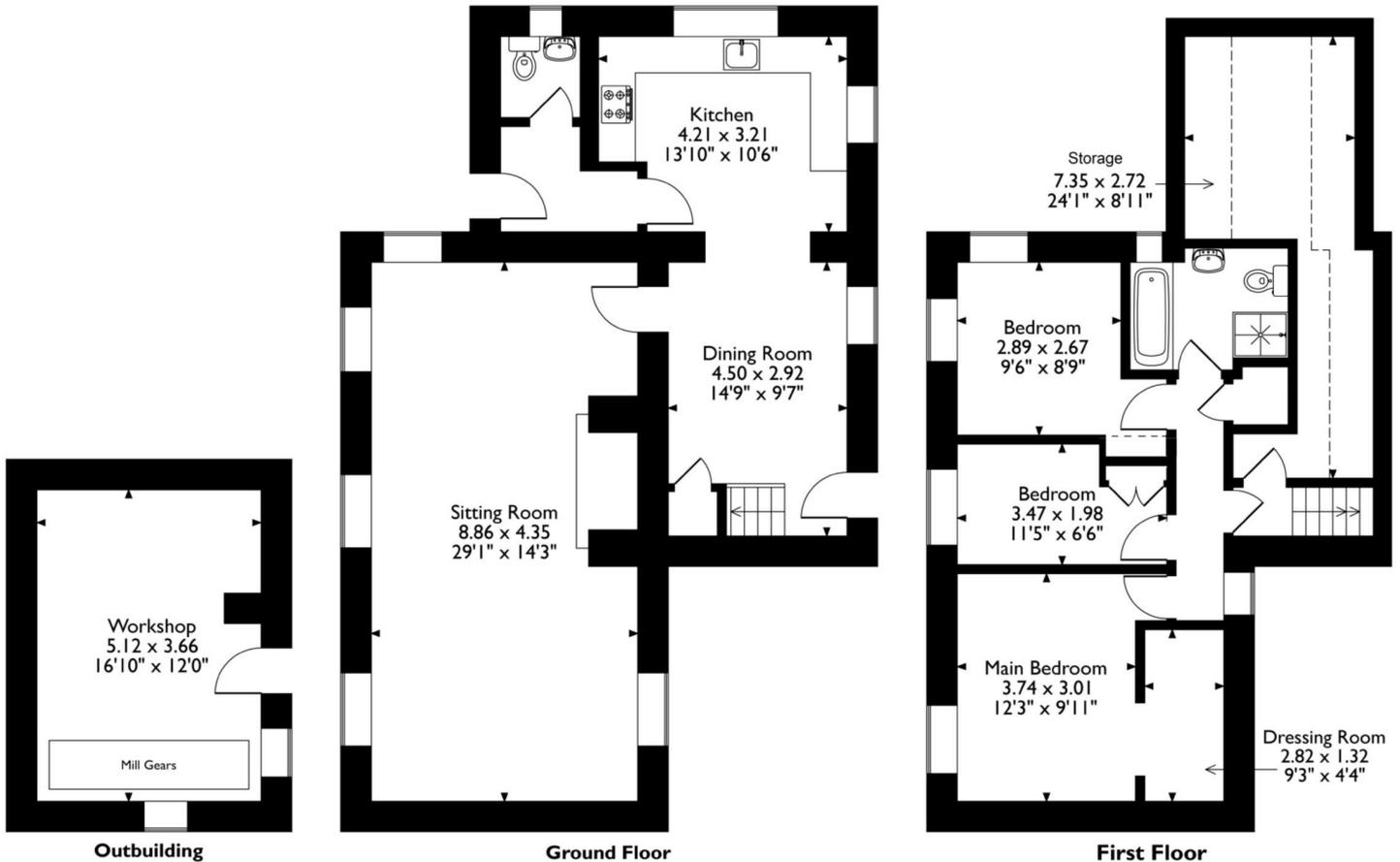
As you step inside this lovely example of a former working mill, you will understand the hard work that has been put into restoring it to its former glory.

You enter through the front door into a dining area that opens up to the country kitchen. The kitchen features a charming design with a well-appointed layout and quartz worktops. This room is filled with natural light from the many windows, allowing the sun to shine in throughout most of the day.

You have a convenient ground-floor WC and an inner hall to kick off your boots and coats.

The lounge is the main feature of this home, boasting a striking display of original mill parts at one end, complemented by a wooden floor and a feature fireplace with a wood-burning stove. Also benefiting from numerous windows from different aspects making this a light and bright room.

Approximate Gross Internal Area
 Main House = 127 Sq M/1367 Sq Ft
 Workshop = 19 Sq M/205 Sq Ft
 Total = 146 Sq M/1572 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

As you ascend to the first floor, you'll find three bedrooms and a family bathroom.

The property, being spread over three levels, also includes a workshop beneath the living area, which could be used and incorporated into the home to suit your needs.

Additionally, there is a large space that lends itself to being remodelled into further accommodation or a versatile living area.

STEP OUTSIDE



The large garden of approximately 0.34 acre has been thoughtfully cared for with wildlife and the environment in mind. Alongside neatly mown grass, there are areas left to grow naturally to encourage birds and bees and nature's wildlife. The flower beds are stocked with many bee-friendly plants and feature a charming cottage garden style. The garden also includes lavender hedges, vegetable beds, and fruit trees. This garden is any gardener's dream, offering the opportunity to grow your produce and enjoy the tranquil pond that provides a peaceful place to sit and contemplate.

There are two wooden storage sheds and a large, attractive white-painted greenhouse. There is also off-road parking available for five vehicles.

Additionally, the property has the potential to be extended over the kitchen and utility area. The vendor has enquired with planning and has received correspondence regarding this, although no full application has been submitted. The feedback received has been positive.

AGENT'S NOTE:

The final section of the mains water supply pipe is jointly owned with two neighbours. The pipe runs from Great Llanmellin farm under their field and the vendors have an easement to allow access.

There was planning passed in 2005 (now lapsed) to extend - App No M/11123

INFORMATION

Postcode: NP16 6LN

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: F





DIRECTIONS

From Chepstow take the A48 road signposted Newport. At Caerwent, turn right signposted Llanvair Discoed and continue along the lane for just under a mile. Take the first turning right signposted the Cwm, follow this lane for and further mile passing the left-hand turning and a house stay on this lane and the property is on the left on the corner as the lane curves to the left.

What3words: ///chariots.awards.indicated



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
 www.archerandco.com



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