



The Mill & Boat House, Bettws Newydd, Usk.

NP15 1JT

£895,000

Tenure Freehold

- **2 DETACHED DWELLINGS**
- **2 BEDROOM CONVERTED MILL**
- **1 BEDROOM CONVERTED LIME KILN**
- **LARGE WORKSHOP & HOME OFFICE**
- **2 LARGE STORE ROOMS**
- **MILL 1 RECEPTION, 1 BATHROOM, KITCHEN/BREAKFAST ROOM**
- **KILN 1 RECEPTION, KITCHEN/BREAKFAST ROOM, SHOWER ROOM**

A rare find and a unique investment opportunity, offering two superb conversions on the same stunning tucked away plot, parallel to the river Usk.

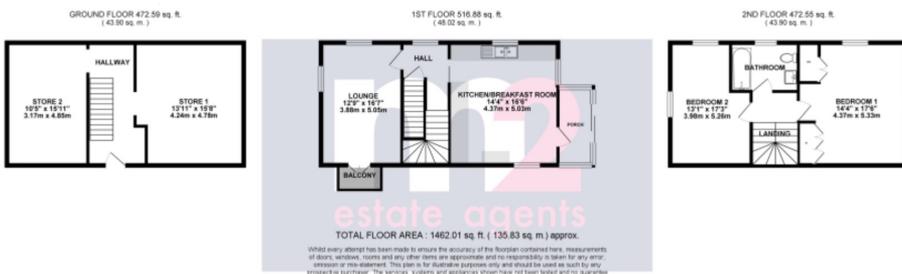
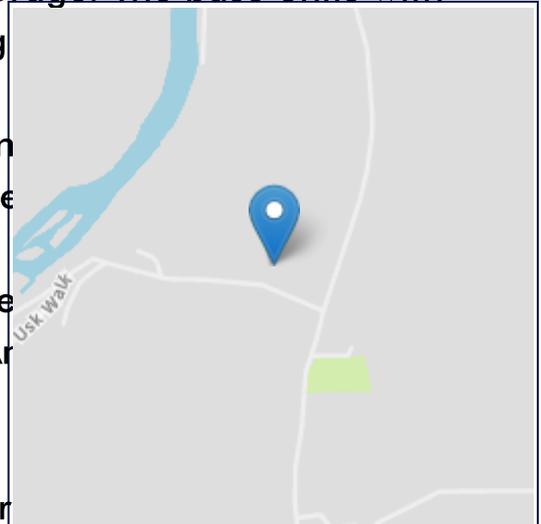
Early records date The Mill to at least 1630's. Originally a corn mill which in later years became industrial. The adjacent Lime Kiln is now known as The Boat House. Converted in 1996 to residential dwellings, they have since been holiday accommodation, business residence and for the last 13 years a private home.

The long tree lined, private drive leads to both properties. A parking area for The Boat House is to the left. The drive curves and levels out into an extensive parking area in front of The Mill.



one wall are tall larder units providing comprehensive storage. The base units with wooden worktops feature integrated appliances including dishwasher and larder fridge, AEG freezer, oven and hob. An ESSE log burning stove has a hot plate and small oven for the winter months, as well as the wall mounted Worcester

An inner hall provides access to the sitting room and base contemporary glazed doors. Stairs rise to the first floor. A

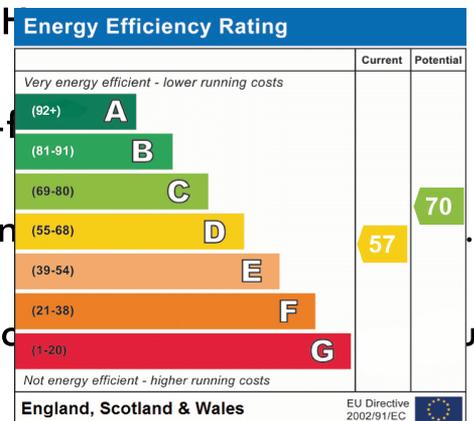


From the inner hall a turning staircase leads up to the first-

The main bedroom is dual aspect with built in wardrobes and

Dual aspect with a dormer style window to one side, the second double size room.

intel houses a Jotul log burner at H



The family bathroom sits between both bedrooms. The white suite includes a pedestal

sink on level with ground panel enclosed door with rounded shower over heated towel

rail. A dormer style window allows in light.

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition, fitness for use or compliance with any regulations can be given. The information is provided for illustrative purposes only and should be used as a guide only by prospective purchasers. The various systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metron 02/23

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A stairwell from the inner hall descends to the basement level. Two large storage rooms are either side of entrance hall accessible from the parking area. Both storage rooms are fully fitted out, including power and light.

The Boat House is on two levels with entrances either end. The main entrance opens onto a small hallway with built in bookcase and tiled floor which continues into the lounge.

The lounge features exposed ceiling beams with doors to both the bedroom and kitchen.

The bedroom has built in wardrobe, a skylight and ensuite w/c with sink.

Services:

The Mill - Mains electric & water supply, private drainage, LPG gas.

The Boat House - Mains electric & water supply, private drainage, air source heat pump.

Council Tax Band:

The Mill (E)

The Boat House (C)