

FOR  
SALE





## PROPERTY SUMMARY

UNIQUE OPPORTUNITY for CASH BUYERS ONLY to acquire the old woollen mill in Blackmill sitting with nearly 4 ACRES of land and offering huge potential to develop and large family residence fronting the River Ogmore.

The property is currently a four bedroom house with conservatory in need of modernisation attached to the old factory which occupies three floors of open plan space in need of development.

For those seeking a project viewing is highly recommended.

## POINTS OF INTEREST

- REFURBISHMENT OPPORTUNITY CASH BUYERS ONLY
- OLD WOOLLEN MILL IN BLACKMILL
- BEAUTIFUL views overlooking the River Ogmore
- Semi-rural village location
- No onward chain, EPC - D
- Sits within 4 ACRES of land



## ROOM DESCRIPTIONS

### driveway

Accessed off Blackmill Road. Gates leading to the front of the property with steps leading up to the front door.

### Entrance Hall

Via part glazed hardwood front door, coved ceiling, papered and emulsioned walls, skirting and fitted carpet.

### Reception 3

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, painted and papered walls, skirting and fitted carpet. Archway through to the conservatory.

### Conservatory

Three aspects of PVCu double glazing and apex polycarbonate roof with central light fitting and fan. PVCu sill, painted walls, fitted carpet and radiator.

### Reception 2

Overlooking the front via PVCu double glazed window and finished with coved ceiling, central light fitting, painted and papered walls and fitted carpet.

### Reception 1

Benefiting from dual aspect natural light via PVCu double glazed windows overlooking the side and the rear of the property and finished with emulsioned and coved ceiling, central light fitting, wall lights to remain, papered and emulsioned walls, skirting and fitted carpet. Feature original fireplace with marble hearth (chimney intact so could be opened up). Under stairs storage cupboard and doorway through to the kitchen/breakfast room.

### Kitchen/breakfast room

PVCu double glazed window overlooking the side and double glazed velux skylights. The kitchen/breakfast room is finished with a timber boarded ceiling with down beams, central fluorescent strip light, emulsioned walls with half height ceramic tiles and vinyl flooring. A range of low level and wall mounted units with a complementary roll top work surface with inset sink and drainer. Integrated electric oven with four gas ring hob and fitted extractor hood, plumbing for dishwasher and wall mounted electric meter box. Integrated fridge and freezer, ample height larder cupboard and part glazed hardwood door leading out to the rear.

### Vestibule

Accessed via the kitchen/breakfast room and internal door leading through to reception 1. Stairs leading to the first floor with fitted carpet.

### Landing

Doors leading to four bedrooms and bathroom.

### Bathroom

Two aspects of PVCu frosted glazed windows, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and a walk in seated bath with chrome mixer tap and over bath plumbed shower. Fitted storage cupboard housing a wall mounted Worcester gas fired combination boiler and a radiator.

### Bedroom 3

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet.

### Bedroom 1

Overlooking the rear via PVCu double glazed window, coved ceiling, papered walls, skirting and fitted carpet.

### Bedroom 2

Overlooking the rear via PVCu double glazed window with coved ceiling, emulsioned walls, skirting and fitted carpet.

### Bedroom 4

Overlooking the rear via PVCu double glazed window with papered walls and fitted carpet.

### Additional conservatory

Completely separate from the house. Two aspects of PVCu full height double glazing, French doors and one single door, polycarbonate apex ceiling and vinyl flooring.

### outside

Panoramic gardens to the front, side and rear all laid with turf with mature trees, shrubs and glass house.

Land extending to approx 4 acres to the rear (on separate title).

### old factory

Finished with exposed beams, single glazed timber windows, original slabbed floor, stairs leading up to two further floors of exactly the same size









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	