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**£675,000**



**MAYFAIR**  
OFFICE GROUP

## We Say...

This stunning Grade II, stone-built, four bedroom property, and adjoining self contained, one bedroom apartment, dates back to the 18th century. Formerly a working corn mill, it has been lovingly restored with a perfect blend of modern style and an abundance of character. It is set in beautiful riverside gardens and located in the picturesque semi-rural hamlet of Middle Mill, nestling in the sheltered valley of the River Solvach, around a mile from Solva.

The Corn Mill layout is essentially an 'L' shape building and entry is into the attractive farmhouse style kitchen, complete with range cooker and stylish granite work surfaces. Just off the kitchen there is a handy walk in larder, a sitting room with double doors opening onto the garden, a shower room with utility area and a further lounge on the ground floor. There are fabulous character features including original mill wheel workings in the lounge, as well as exposed beams, slate sills, and stonework in many parts of the property. Stairs from the sitting room lead up to a family bathroom on the mid-level and on to four double bedrooms on the first floor, one of which is a master suite with a dressing area and an en-suite bathroom. There is a lockable interconnecting door from the dressing area into the Corn Loft apartment, offering flexible living or holiday accommodation. The Corn Loft has its own front door and opens into the striking open plan lounge/kitchen/dining room, complete with feature mill workings on one side. A door from the lounge leads into a beautiful double bedroom with an en-suite bathroom.

This unique property retains many original character features, is beautifully presented and is set in the most tranquil of areas, yet close to the coastal harbour village of Solva and all it has to offer.



## DIRECTIONS

From our Haverfordwest office take the A487 towards St Davids. Enter the village of Solva, over the bridge, and turn right at the Cambrian Inn. Continue on this road for approximately 1 mile. Turn right over the bridge at Middle Mill, and the property can be found immediately on the left-hand side.

## GENERAL INFORMATION

**VIEWING:** By appointment only via the Agents.

**TENURE:** We are advised: FREEHOLD

**SERVICES:** We have not checked or tested any of the services or appliances at the property.

**TAX:** Band BUSINESS

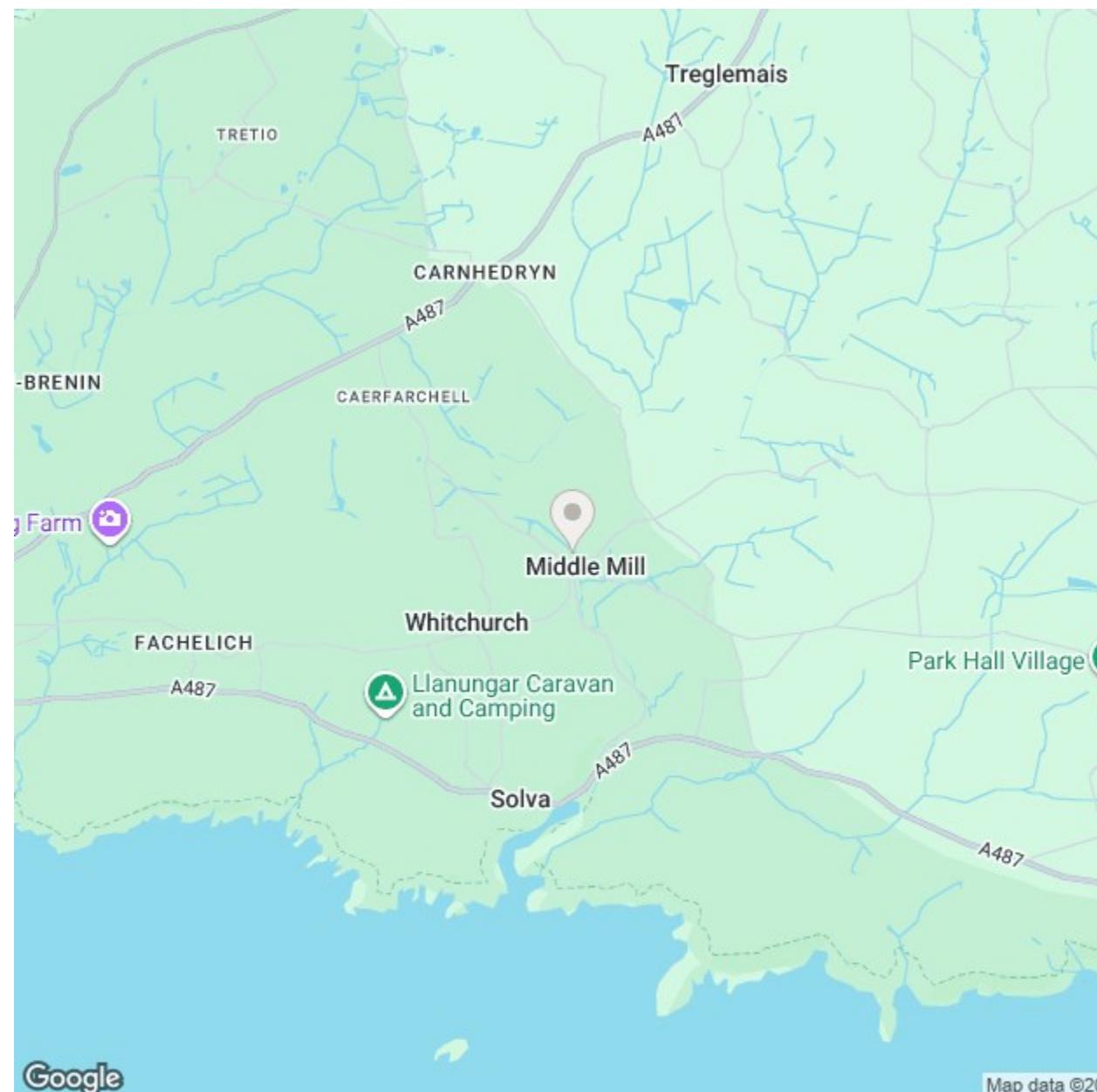
We would respectfully ask you to call our office before you view this property internally or externally-NB MILL LODGE & PONY COTTAGE ARE NOT INCLUDED IN THIS SALE

LG/AMR/01/22/OK/LG

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## AERIAL VIEW



### THE CORN MILL

#### KITCHEN

18'11 max x 12'7 max

#### LARDER

22'2" max x 5'9" max

#### LOUNGE

20'9 x 15'3

#### UTILITY ROOM

7'4 x 6'9

#### SHOWER ROOM

6'10 x 5'3

#### SITTING ROOM

26'5 x 13'7

#### LANDING

#### FAMILY BATHROOM

5'10 x 5'11

#### BEDROOM 1

13'11 x 10'3

#### BEDROOM 2

10'9 x 8'5

### BEDROOM 3

10'9 x 7'7

### MASTER BEDROOM 4

18'10 max x 12'7

### DRESSING AREA

8' x 7'4

### ENSUITE BATHROOM

10'10 x 8'7

### THE CORN LOFT

### OPEN PLAN LIVING KITCHEN DINING

28'0 x 15'11

### BEDROOM

16'5 max x 10'3

### EN-SUITE BATHROOM

9'9 x 5'9

### EXTERIOR STORE

13'11 x 16'



