

Holters

Local Agent, National Exposure

The Mill, Bettws Cedewain, Newtown, Powys, SY16 3DS

Offers in the region of £475,000



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We regularly hear the same wishlist from buyers at Holters: a sizeable family home, a beautiful garden, character features, a village location and somewhere decent to walk for a drink. The Mill delivers on every one.

- Beautiful, Detached Period Property
- Three Bathrooms
- Extensive Cottage Gardens
- Popular Village Location
- Master Suite with Bathroom and Dressing Room
- Country Kitchen / Dining Room
- Coach House with Mezzanine
- Four Further Double Bedrooms
- Large Reception Room with Log Burner
- Off Road Parking

The Property

The Mill is a property of remarkable depth and history, occupying a site in the village of Bettws Cedewain where a mill has stood since 1260. The present building retains original beams dated 1850 and, from the moment you arrive, it is immediately apparent that this is a home of rare character - generous in scale, warm in atmosphere and rich in details that simply cannot be recreated.

At the heart of the ground floor is the kitchen and dining room: an impressive, beautifully proportioned space that has been completely refitted to an exceptional standard. Extensive cabinetry, hardwood work surfaces and a freestanding island provide both practicality and style, while an adjoining laundry room adds further convenience.

From here, a door opens into the sitting room, which runs the full depth of the house and is undoubtedly one of the home's most striking spaces. Heavy exposed timbers frame the room throughout, while a substantial inglenook fireplace with log-burning stove creates an inviting focal point. In the far corner, a charming bar area adds to the room's versatility, making it equally suited to relaxed evenings or entertaining on a larger scale. A ground floor bathroom fitted with bath, shower and WC completes this level.

The first floor centres around the master bedroom with original beams, together with a dressing room that would also work well as a nursery, and a spacious bathroom fitted with a full-size bath, walk-in shower, WC and basin. Bedroom two is a generous double room, while bedroom three, currently arranged as a

study, offers a comfortable and versatile additional bedroom with excellent natural light.

The second floor provides two further bedrooms beneath the roofline, both retaining exposed original beams and served by a shower room on this level.

Since acquiring the property in 2018, the current owners have invested significantly throughout. Improvements include a completely new kitchen, replacement doors and windows with double glazing and high-security locking systems, together with comprehensive redecoration - all carried out with great care to preserve the integrity and character of the building.

The grounds are a true extension of the home and have been thoughtfully landscaped to create interest and enjoyment at every turn. The coach house, complete with mezzanine level, provides excellent storage, while a covered decked entertaining area with barbecue and log store forms a natural focal point for outdoor living.

Beyond this, the gardens rise through terraced levels connected by stone steps, winding amongst specimen shrubs and mature trees past a greenhouse, vegetable beds, a small pond and beautifully stocked planted borders. A stone bridge crosses the brook feeding the Bechan, and with the old church tower visible above the rooftops, the setting is every bit as memorable as the house itself.

Practicality has not been overlooked either.

The property benefits from extensive off-road parking with ample space for multiple vehicles, while the layout of the driveway and grounds also allows room for a campervan, trailer or similar alongside everyday family parking.

The Mill is a home of remarkable history and scale, with a setting and atmosphere that set it apart from anything typical.

The Location

Bettws Cedewain is one of the most sought-after villages in Montgomeryshire, well-regarded for its strong community, attractive setting, and convenient location. Nestled in the Severn Valley just three miles from Newtown, the village combines the charm of rural life with excellent access to larger towns and transport links.

The village itself has a welcoming and active atmosphere. At its centre is the traditional Bull & Heifer pub, alongside a well-supported village hall which hosts community events and activities. The surrounding lanes, farmland, and wooded hills provide a beautiful setting for walking and outdoor pursuits. Bettws is also known as the home of Bettws Hall, a world-renowned sporting estate, which adds to the village's wider reputation. Nearby is Gregynog Hall, a historic house and estate famed for its gardens, concerts, and cultural events, which is open to the public and contributes to the area's appeal.

Families are well-served for education locally. The nearest primary school is Ysgol Rhiw Bechan, located just outside the village, while secondary education is available at



Newtown High School, with further options in Llanfair Caereinion and Welshpool. For further education, Newtown College provides a wide range of courses and training opportunities.

The nearby market town of Newtown offers supermarkets, shops, restaurants, cafés, medical facilities, as well as the Robert Owen Museum and Theatr Hafren for cultural and leisure activities. The historic town of Welshpool lies around 10 miles to the north, while the university town of Aberystwyth on the coast is just over an hour's drive away.

Despite its rural setting, Bettws Cedewain is well-connected. Local bus services run through the village, and Newtown railway station on the Cambrian Line provides direct trains to Shrewsbury and the West Midlands in one direction, and to Machynlleth and the Cambrian Coast in the other. The A483 and A458 give convenient road links to Shrewsbury, Chester, and beyond.

With its thriving community, enviable location, and excellent connections, Bettws Cedewain remains one of the most desirable villages in Mid Wales to call home.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has oil fired central heating.

Services

We are informed the property is connected to all mains services.

Council Tax

Powys County Council - Band F

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

Nearest Towns / Villages

Tregynon - 2 miles
 Newtown - 6 miles
 Llanfair Caereinion - 8 miles
 Welshpool - 10 miles
 Shrewsbury - 30 miles
 Aberystwyth - 45 miles

What3Words

///mixer.blocks.comically

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

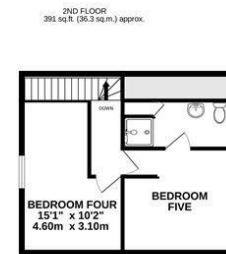
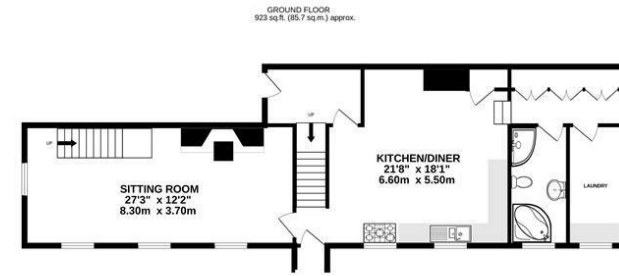
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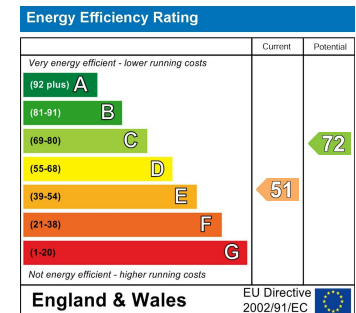
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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TOTAL FLOOR AREA: 2250 sq ft. (209.0 sq.m.) approx.
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