Tom Parry

Hen Felin , Rhyd Y Sarn, LL41 4NT

Offers in the region of £329,500

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Nestled in the picturesque hamlet of Rhyd Y Sarn, this historic former working mill offers a unique opportunity to own a charming piece of history. Set against the tranquil backdrop of the river Teigl, this delightful house boasts five spacious bedrooms, making it an ideal family home or a serene retreat for those seeking peace and quiet.

Upon entering, you will find a welcoming reception room that exudes character and warmth. The ground floor features a convenient shower and utility area, enhancing the practicality of daily living. A lean-to rear porch provides access to a lovely balcony, where you can enjoy stunning views of the river, perfect for relaxing with a morning coffee or unwinding after a long day.

The property is complemented by a sheltered garden seating area, complete with a store shed and log store, ideal for outdoor gatherings or simply enjoying the natural surroundings. An additional garden area approximately 1/2 acre across the river, features a seating space and mature trees that create a serene atmosphere, allowing you to fully immerse yourself in the beauty of nature.

With private drainage and ample space for family living, this property is not just a house; it is a home filled with potential and charm. Whether you are looking to embrace a lifestyle by the river or seeking a tranquil escape from the hustle and bustle, this historic mill in Rhyd Y Sarn is a remarkable find that should not be missed.

Early viewing highly recommended.

BF1490

ACCOMMODATION
(all measurements approximate)

GROUND FLOOR

Entrance Hallway
with night storage heater and under stair store cupboards

Lounge
8.60 x 4.11 (28'2" x 13'5")
with dual aspect, stone fireplace housing a multi fuel stove, night storage heater and fitted book shelving

Kitchen/Diner
6.21 x 4.61 (20'4" x 15'1")
with dual aspect, hot and cold twin stainless steel sink, fitted wall and base units, tiled flooring, AGA stove supplying domestic hot water, exposed ceiling beams, french doors out to balcony with river views, conservatory leading to garden area

Shower/Utility Area
with plumbing for automatic washing machine, shower cubicle, independant WC

FIRST FLOOR

Landing
with night storage heater, 2 airing cupboards

Bedroom 1
4.12 x 2.73 (13'6" x 8'11")
triple aspect, shelving and balcony

Bedroom 2
3.06 x 2.94 (10'0" x 9'7")
with fitted wardrobe space

Bedroom 3
5.52 x 3.08 (18'1" x 10'1")
with exposed ceiling beams

Bedroom 4
3.05 x 3.40 (10'0" x 11'1")
with fitted shelving now used as a study

Bedroom 5
4.70 x 2.85 (15'5" x 9'4")
with dual aspect

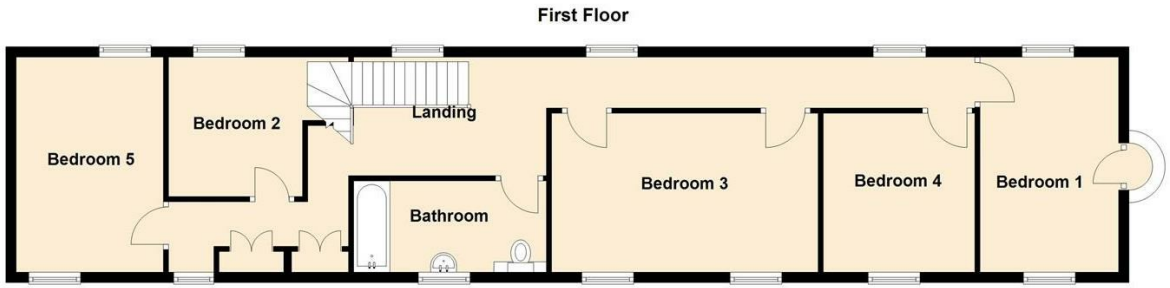
Bathroom
with panelled bath and vanity unit and WC

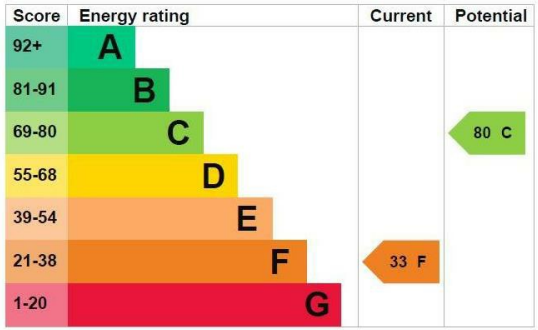
EXTERNALLY
Attached store shed/workshop
Sheltered garden seating area with store sheds/log store
On the opposite bank of the river Teigl a further area of garden, seating area and mature trees fronting directly on to the river

SERVICES
Mains water, electricity and private drainage

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band 'E'

Property holds fishing rights
Storage heaters have been disconnected





NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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