



Coed Yr Hendre Mill, Knighton, Shropshire

For the finer things in property.



# Coed Yr Hendre Mill Dutlas, Knighton, Shropshire LD7 1UE

Nestled in a wooded glade, on the banks of the River Teme; a superb lifestyle property with extensive outbuildings.

Beguildy 1.7 miles, Knucklas 4.6 miles, Knighton 7 miles, Presteigne 13.8 miles, Newtown 13.4 miles, Ludlow 24 miles.

Sitting room | Drawing room | Kitchen/breakfast room | Additional 1st floor kitchen | 3 Bedrooms, 2 with baths | 2 Cloakrooms | Shower room  
Various outbuildings including, games room, garden room, garages, car port and stores, offering excellent potential and in part, benefitting from planning permission to convert into an annexe | Generous gardens | Paddock 250 yards of fishing rights on the River Teme About 1.49 acres in all | EPC Rating F

## The property

A former mill offering a wealth of historic and architectural features; exposed rustic timbers, painted stone walls, flagstone flooring and multi-level accommodation, Coed Yr Hendre Mill is a unique property comprising five buildings; the mill house, outbuilding, barn, double garage and carport, all providing incredibly versatile accommodation in an idyllic setting. The mill house has three floors. On the ground floor, the rooms comprise a drawing room with double doors to a raised timber terrace and a kitchen/breakfast room with Aga stove within a chimney recess. There is also a shower room. Two separate stairways rise to the first floor, which offers a sitting room (or 4th bedroom) with feature fireplace, an additional kitchen and a double bedroom which has access out to a balcony. On the floor above, within the eaves of the property, there are two further double bedrooms with free-standing roll-top bath tubs. Cloakroom facilities are situated on each of the two upper levels.

In addition to the flexibility of the main property, interesting outbuildings offer opportunities and there is planning permission to create an annexe to part. Currently these provide a workshop, games room and garden room, along with extensive storage. Garaging and a car port are also provided within the grounds.

## Outside

A five-bar gate gives access to a circular driveway which follows a central lawned area and provides access to the outbuildings and parking. A small stream runs in front of the main house - a historic feature from when this was a working mill - with pedestrian bridges to the house. Behind the carport building there is further ground which can be used as a vegetable garden. The River Teme runs to the southern boundary of the property, which is also the border of England and Wales. The paddock/field can be accessed on foot along the bank or via a separate gateway from the lane.

## Location

The property is set amidst the stunning rolling hills and valleys of the Shropshire AONB and SSSI. The villages and communities of Beguildy and Llanfair Waterdine are close by with village shop and good pubs on offer. The eclectic market town of Knighton is nearby and has a primary school, a leisure centre, supermarkets, a petrol station and independent shops, cafes and pubs. The Offas Dyke footpath runs through Knighton and is a 177 mile National Trail footpath that closely follows the England/Wales border.

A little further is wonderful Presteigne, boasting excellent deli's, butchers, greengrocers, cafes, pubs and restaurants. In the opposite direction is the larger town of Newtown, with primary and secondary schools and all one would expect in terms of amenities.

Ever popular Ludlow, The city of Hereford and the county town of Shrewsbury are slightly further afield, all with mainline train stations and wider-ranging facilities. Nearby Llangunllo has a station on the Heart of the Wales line running from Shrewsbury to Swansea.





Garden Room



Games Room



**Coed Yr Hendre Mill**

Total Area: 65 ha (161.66 acres)

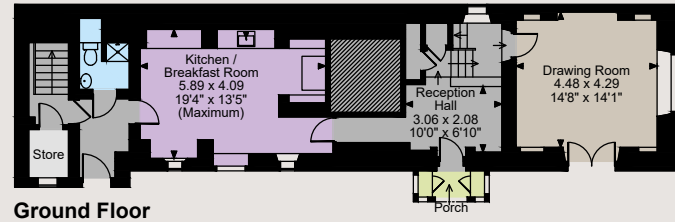
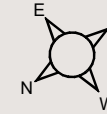
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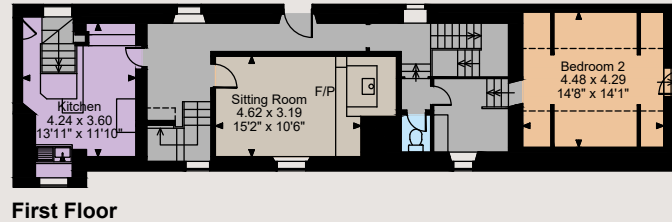
Map to Scale: Drawing No. 910128-001 (Date: 14.04.23)

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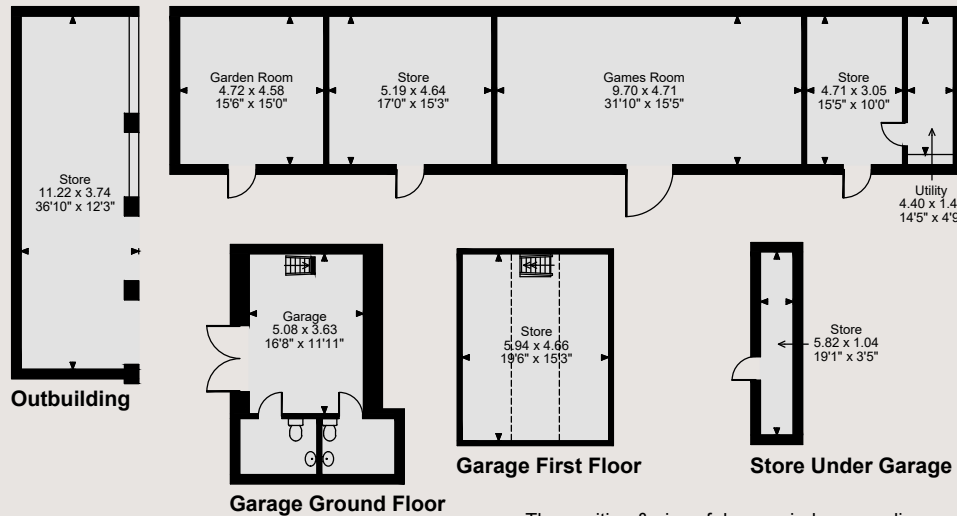
Coed Yr Hendre Mill, Knighton  
 Main House internal area 1,920 sq ft (178 sq m)  
 Garage Building internal area 396 sq ft (37 sq m)  
 Outbuilding internal area 1,883 sq ft (175 sq m)  
 Store Under Garage internal area 65 sq m (6 sq m)



Ground Floor



First Floor

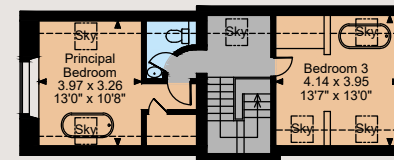


Outbuilding

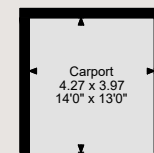
Garage Ground Floor

Garage First Floor

Store Under Garage



Second Floor



Carport

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

What3words: ///branch.salt.consults

## General

**Local Authority:** Shropshire

**Services:** Mains electricity, PV panels with circa 12 years remaining on the contract, storage heaters, private water supply from borehole, septic tank; although this may not comply with current regulations.

**Council Tax:** Band C

**Fixtures and Fittings:** Only items known as fixtures and fittings will be included in the sale.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Guide Price:** £599,000

**Agents notes:** Part of the ground floor suffered minor flooding in February 2020. A sump pump has since been added to the effected area.

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

## Shropshire

Theatre Royal, 14 Shoplatch, Shrewsbury SY1 1HR

**01584 873711**

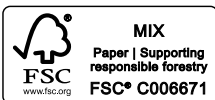
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