



Cwm Mill
Craswall, Hereford, HR2 0PH



KEY FEATURES

Cwm Mill is a beautifully presented, four-bedroom former mill, complemented by two additional holiday cottages. Situated alongside the River Monnow at the foothills of the Black Mountains, the property offers comfortable family accommodation with spacious and versatile living areas. It retains a wealth of character while incorporating modern conveniences, including an EV charger and solar panels.

In addition to the main house, there are two cottages: the Old Bake House, a one-bedroom cottage, and River Cottage, a two-bedroom cottage. Both cottages are well-established holiday rentals, generating valuable additional income. The Old Bake House was previously used as a granny annexe, making it ideal for multigenerational living. Additionally, a separate paddock is available through separate negotiations.

The property is available with no onward chain and is an essential viewing opportunity.



LOCATION

Craswall is a thriving community, situated in an area of high scenic value to the east of the Black Mountains, noted for its outstanding natural beauty, near to the Offa's Dyke National Trail and splendid countryside with a wide range of country walks, riding and outdoor pursuits, all readily available.

The town of Hay-on-Wye is approximately 8 miles to the north via a road that provides some superb scenery on the north-eastern edge of the Brecon Beacons National Park. This thriving market town situated on the Welsh/English border is well-known for its literary festival, second hand books and interesting shops. It offers a good range of supermarkets, doctors and dental surgeries, primary school, pubs, restaurants, etc. The larger regional centres of Abergavenny (13 miles) and the Cathedral city of Hereford (17 miles) offer a wider range of facilities: railway stations, large supermarkets and a host of social, shopping and leisure facilities.



STEP INSIDE

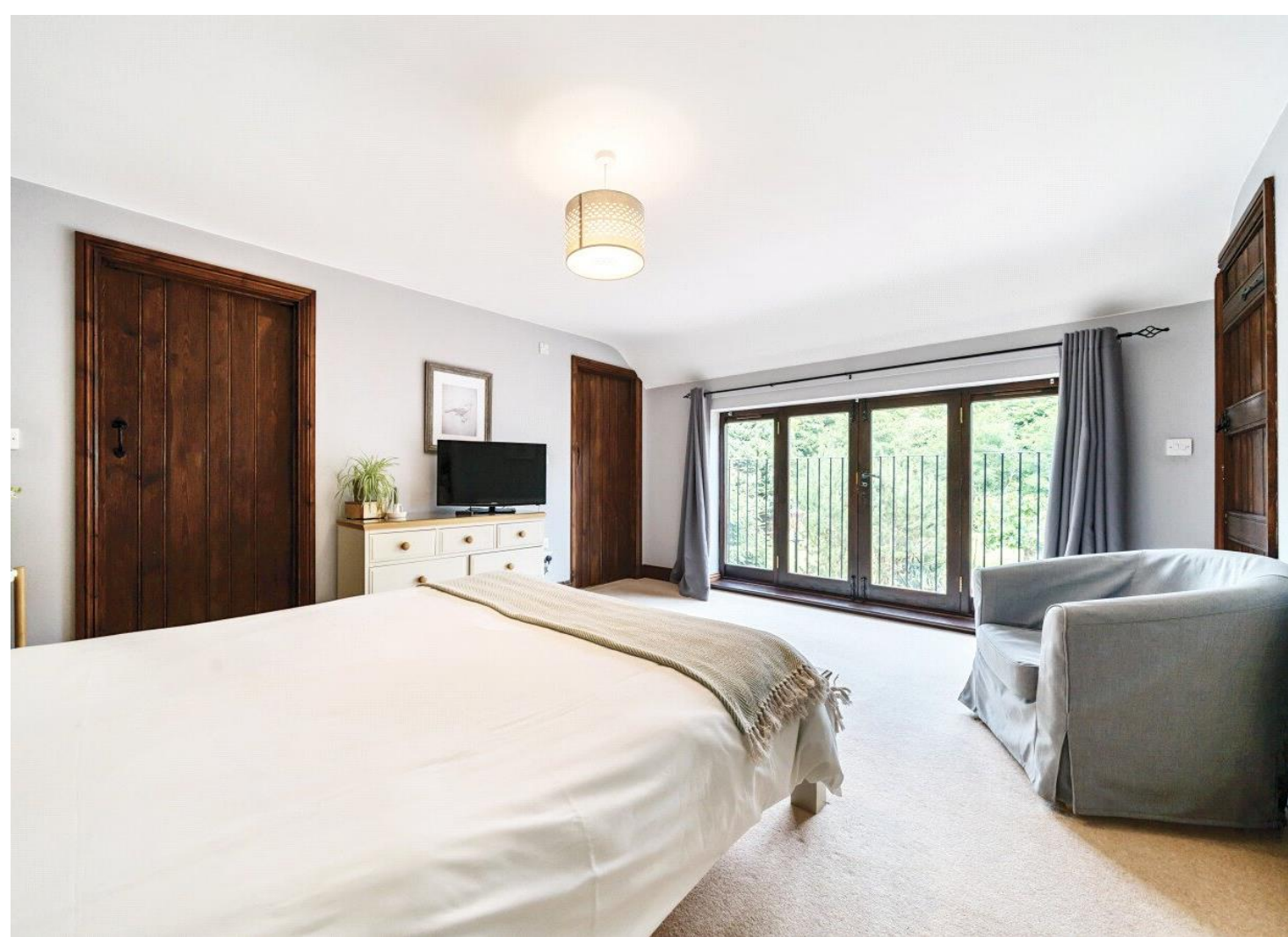
The front door opens into a charming entrance hall with downstairs toilet, and a staircase leading to the first floor. To the left, is an opening into a spacious open-plan kitchen and living area, featuring a central island, exposed beams, and a striking fireplace. The kitchen includes a range of fitted units, enhancing both functionality and style. From the kitchen, a corridor leads to a useful utility room.

To the right of the entrance hall is a generously sized sitting room, featuring a large stone fireplace with an oak lintel and a wood-burning stove. A further door opens into a versatile space currently used as an office/study.

The staircase provides access to the first-floor landing, featuring a window overlooking the front garden. To the right, an opening leads to a second landing area, which provides access to two double bedrooms with dual aspect, one of which has a built-in wardrobe. This area also includes the family bathroom, equipped with a whirlpool bath, and a staircase leading to the attic room.

To the left of the main landing is the master bedroom, which boasts a Juliet balcony, a walk-in wardrobe, and an en-suite shower room. A further landing leads to the fourth bedroom, a lovely, light room perfect for guests, with built-in wardrobes and two windows overlooking the front garden.





STEP OUTSIDE

The property is approached via a lane, with the driveway splitting to provide access to Cwm Mill and The Old Bake House, while a separate driveway leads to River Cottage. The cottage gardens are delightful, situated along the banks of the River Monnow, offering a tranquil haven for wildlife.

Adjacent to the main house is a timber-framed garage with a carport. Across the driveway, there is another timber-framed outbuilding with power and light, featuring three separate partitions for lockup storage.

Currently, the main section of this building is used as storage for the holiday let business and includes a separate W.C. and wash hand basin. Behind the buildings is a level lawn belonging to the main house, Cwm Mill.



River Cottage

River Cottage is a beautifully presented two-bedroom barn conversion, featuring a wealth of characteristic elements throughout. This charming property includes its own parking and a dedicated garden area, offering both comfort and convenience.

The accommodation is set over split level with 5 steps leading to the bedrooms. The front door opens into a living space with vaulted ceilings, exposed stone and timbers, and a large window above patio doors that open onto a lovely seating area.

Adjacent to the living room is the kitchen/dining area, featuring a fully equipped Shaker-style kitchen with integrated appliances, including a washer/dryer, fridge, and dishwasher. The kitchen is brightened by a window and a Velux for extra natural light. A hallway from the kitchen leads to the family bathroom and two double bedrooms, one of which has an en-suite shower room.



Old Bake House Cottage

The Old Bake House Cottage, formerly used as a granny annexe, is a delightful and spacious one-bedroom stone cottage with beautiful gardens. This charming property is beautifully presented, retaining its character with exposed timbers and flagstone flooring.

The accommodation is all on the ground floor. The main door opens into an entrance hall with a storage area and a door leading to the bedroom.

From the hall, an opening lead to the main part of the cottage, featuring a lovely sitting room with a wood-burning stove, and access to the conservatory, kitchen, a useful utility room, and the shower room.



GENERAL

SERVICES: We are informed that the property is connected to mains electricity, private water and drainage via a sewage treatment plant and shared bore hole.

HEATING: Oil fired central heating.

Council Tax Band: Cwm Mill Band -G

TENURE: We are informed that the property is of Freehold Tenure.

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

DIRECTIONS: Leave Hay-on-Wye via the B4350 towards Brecon. Take the next left turn signposted for Capel-y-Ffin. Continue on this road for approximately 8.4 miles, then turn left at the junction signposted for Craswall. The driveway to the property will be on the left

What3words: ///topping.bookshelf.could

VIEWING: By appointment through selling agents -01874 427290
Opening Hours: Mon-Fri: 9:00 am - 5:00 pm or Sat: 9:00 am - 1:00 pm

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

Messrs Fine & Country for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Fine and Country has any authority to make or give any representation or warranty whatever in relation to this property.

REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. REGISTERED NO: OC310186



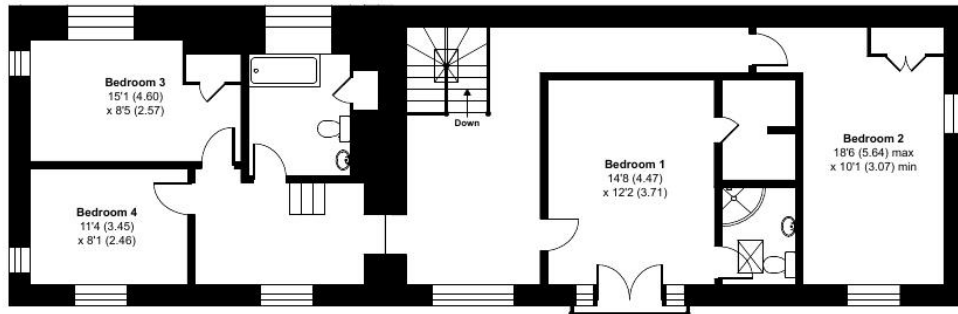
FLOORPLAN



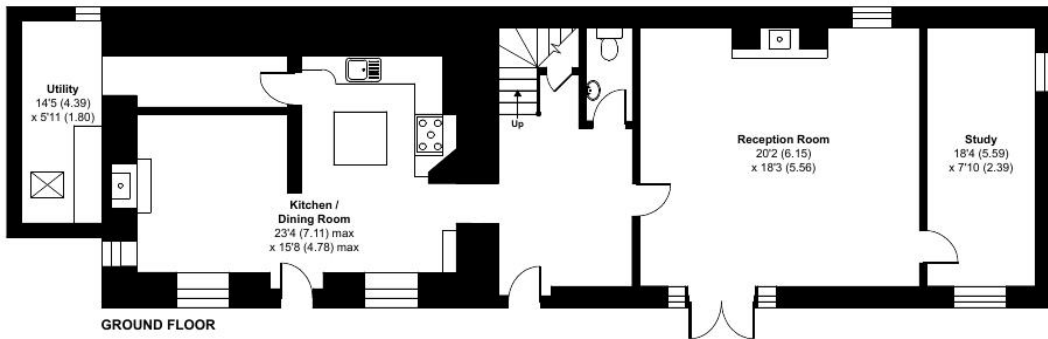
Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	64	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Cwm Mill, Craswall, Hereford, HR2

Approximate Area = 2591 sq ft / 240.7 sq m (includes garage)

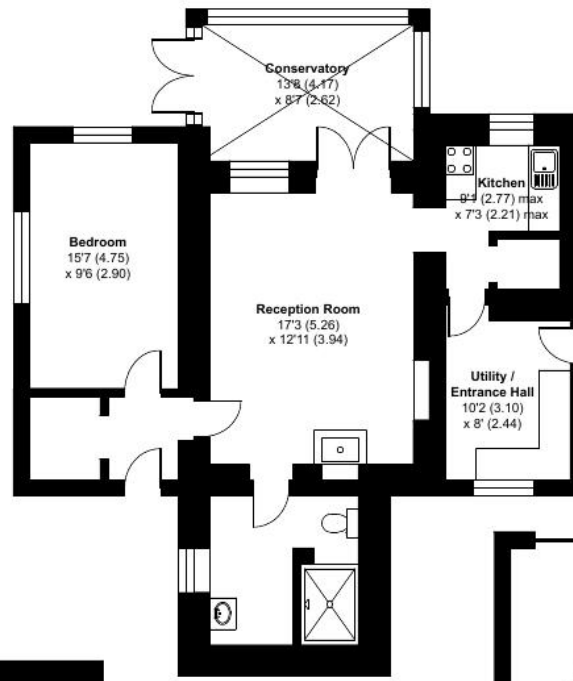
Limited Use Area(s) = 96 sq ft / 8.9 sq m

Garage = 189 sq ft / 17.5 sq m

Outbuildings = 2099 sq ft / 194.9 sq m

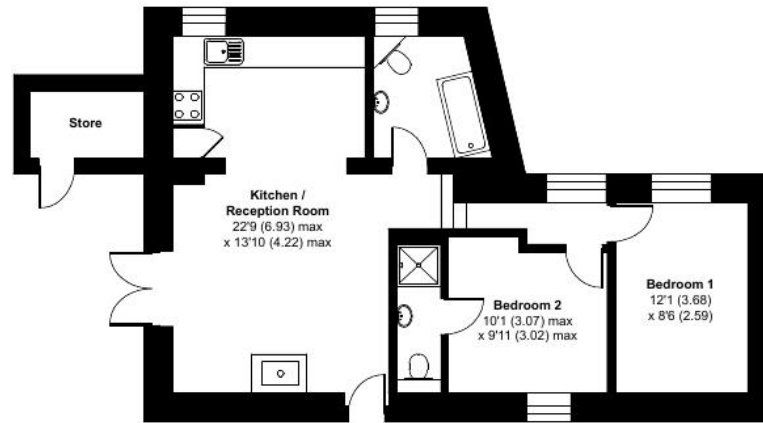
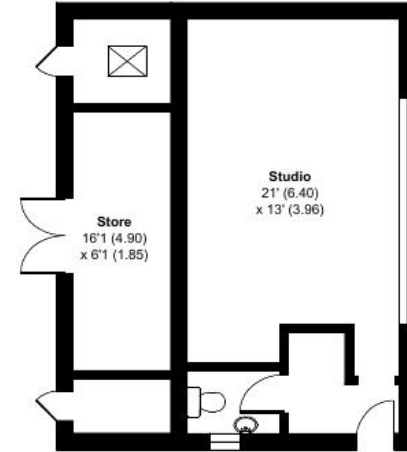
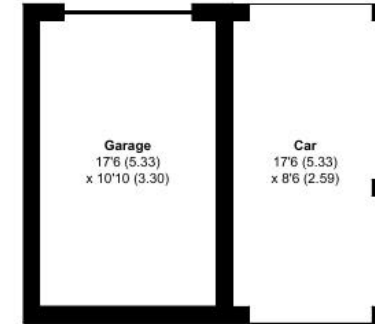
Total = 4975 sq ft / 462.1 sq m

For identification only - Not to scale



THE OLD BAKE HOUSE
EPC TBC

THE OLD BAKE HOUSE



RIVER COTTAGE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	72	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. OC310186 Registered Office: The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA. Printed 04.04.2023





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