






 peter
alan

 4  3  4

Wonastow Mill, Mitchel Troy Monmouth

£895,000

 peter
alan

01600 714355
monmouth@peteralan.co.uk



 peter
alan

 peter
alan

About the property

A rare opportunity to acquire an exceptional former 16th Century water mill, beautifully positioned at the edge of a river meadow within the picturesque River Trothy valley, extending to approximately 3.37 acres (awaiting verification).

Rich in history and period character, Wonastow Mill offers substantial accommodation arranged over four floors, combining historic charm with versatile family living. Features include elegant reception rooms, a fitted kitchen with electric AGA, wine cellar, sauna and five bedroom areas, one of which is accessed via a ladder and ideally suited as an occasional room, studio or study.

The property is complemented by an excellent range of outbuildings including three stables, tack room, storage barn and a substantial detached workshop building currently used as a training facility, with planning permission for conversion to a three-bay garage.

Further benefits include fishing rights along the River Trothy, a private well supplying water to the gardens, solar panels with Feed-In Tariff income, extensive parking and a wonderfully private rural setting.

Situated within the sought-after parish of Mitchel Troy, approximately two miles from Monmouth, the property enjoys the perfect balance of countryside seclusion and accessibility, with excellent road links via the nearby A40.

An outstanding country residence offering privacy, character and an exceptional rural lifestyle in the heart of Monmouthshire.

Accommodation

Summary

A rare opportunity to acquire an exceptional former 16th Century water mill, occupying a magical setting at the edge of a river meadow within the beautiful River Trothy valley, extending to approximately 3.37 acres (awaiting verification).

Steeped in history and rich in period character, Wonastow Mill is an atmospheric country home of immense charm, blending centuries-old heritage with versatile family living and excellent equestrian and lifestyle facilities. The property enjoys a wonderfully private setting surrounded by the rolling Monmouthshire countryside, whilst remaining conveniently positioned for access to Monmouth and the wider road network.

The accommodation is arranged over four floors and offers a wealth of original features throughout. At cellar level is a wine cellar together with a sauna, creating a unique and characterful retreat. The ground floor centres around a welcoming entrance hall leading to a beautifully proportioned dining room, study, generous reception room and a traditional fitted kitchen complete with electric AGA. The kitchen itself benefits from a historic enlargement, believed to have been added more than a century ago, sympathetically enhancing the scale of the original mill. A separate wood store with independent external access is also located on the ground floor.





To the first floor are three attractive bedrooms, two enjoying en-suite facilities, in addition to a family bathroom. The upper floor provides two further rooms, one of which is accessed via a ladder from Bedroom 3, offering ideal flexibility as an occasional bedroom, studio, hobby room or peaceful home office space.

Wonastow Mill also benefits from a private well supplying fresh water to the gardens via an electric pump, while two arrays of solar panels mounted upon the stable roofs generate electricity and provide income through an established long-term Feed-In Tariff scheme.

Outbuildings

The outbuildings are a particular feature of the property and lend themselves to a variety of uses. These include three stables, a tack room and a storage barn, together with a substantial detached workshop building currently utilised as a training facility. Importantly, the building benefits from planning permission for conversion to a three-bay garage and is fitted with three pairs of double doors together with separate side access, presenting excellent potential for garaging, workshop space, classic car storage or ancillary business use.



Further useful external stores include a covered area adjacent to the rear entrance and a charming potting shed within the gardens.

Location

The setting is truly exceptional. Positioned within the sought-after parish of Mitchel Troy, approximately two miles south-west of Monmouth, the property lies within one of Monmouthshire's most picturesque rural landscapes. Fishing rights are enjoyed along the boundary of the River Trothy, further enhancing the lifestyle appeal of this unique home.

Despite its peaceful and secluded atmosphere, the property remains highly accessible via the nearby A40, providing excellent connections to Ross-on-Wye, Newport and the M4 corridor. Wonastow Mill represents a rare combination of historic significance, lifestyle versatility and idyllic countryside living in one of South Wales' most desirable locations.



Cellar

Wine Cellar

14' 9" x 12' 6" (4.50m x 3.81m)
Utility Room

15' 1" x 13' 1" (4.60m x 3.99m)
Sauna

Room

17' 5" x 15' 1" (5.31m x 4.60m)
Ground Floor

Hallway

Wc

Dining Room

22' 4" x 18' 4" (6.81m x 5.59m)
Office

14' 9" x 13' 1" (4.50m x 3.99m)
Living Room

16' 9" x 15' 9" (5.11m x 4.80m)



Kitchen

19' 8" x 15' 1" (5.99m x 4.60m)

Wood Store

20' x 8' 10" (6.10m x 2.69m)

First Floor

Bedroom One

22' x 19' 8" (6.71m x 5.99m)

Ensuite

Bedroom Two

18' 4" x 13' 1" (5.59m x 3.99m)

Ensuite

Bathroom

13' 5" x 6' 7" (4.09m x 2.01m)

Bedroom Five

13' 5" x 12' 6" (4.09m x 3.81m)



Second Floor

Bedroom Three

19' 4" x 13' 9" (5.89m x 4.19m)

Room Four

15' 1" x 9' 6" (4.60m x 2.90m)

Accessed via a ladder through bedroom three. Ideal for storage or further potential subject to relevant planning.



Stable Block

Three stables, tack room and storage barn

Workshop

55' 5" x 21' 4" (16.89m x 6.50m)

Note

The property is approached via a driveway owned by the neighbouring property. Wonastow Mill benefits from a right of access and contributes 50% towards maintenance and upkeep costs.



01600 714355

monmouth@peteralan.co.uk



Total floor area 542.8 m² (5,843 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

