

# Garway Mill

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**ROSCOE ROGERS KNIGHT**  
*Town and country properties*







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Set on the banks of the river Monnow, this pretty former water mill was built in 1835. The two upper floors have been cleverly converted to provide two bedrooms and two spacious reception rooms with a wealth of original features tastefully exposed and embellished. The 2.66 acres of grounds and gardens have much sought-after fishing rights, both double and single bank, for approximately a mile.

Garway is a short drive away with a thriving village hall, a pub and primary school, as is Skenfrith. Access to the major road networks is via nearby Monmouth and Ross-and-Wye. There are railway stations in Hereford and Abergavenny.

Garway Mill is constructed in stone with inset wooden windows and doors on the first and second floors, all set under a combination of clay pan-tiled and tiled roofs. Features include vaulted ceilings, exposed beams, trusses, exposed stonework, fireplaces, ceramic tiled and boarded floors and Scandinavian woodburners. Some of the mill stones have been retained and placed nearby.

**The entrance to the property is up stone steps to a hardwood door with leaded light vision panel into:**

### **RECEPTION HALLWAY:**

Window to side with views of the grounds. Exposed stone chimney breast and inset old wood burner. Purpose-built pine book-shelving in part to one wall. Staircase up to second floor with winding oak treads, square newels and balustrading and oak handrails to first floor. Doors into the following:

### **KITCHEN/DINER: 5.29m average x 3.28m average (17'4" x 10'9")**

Pair of glazed doors with matching side panels out to raised flagstone terrace with garden views as well as glazed panels at low and high level. Tall, glazed panel to side and glazed panel to back. Feature pine display shelving and bookshelves set at the end and adjacent space for tall fridge and freezer. L-shaped slate work tops with ceramic tiled splashbacks and inset double Belfast sink and bespoke cupboards under as well as plumbing and space for dishwasher. Freestanding LPG and electric cooker. Matching worktop to front wall with plumbing and space for washing machine under. Freestanding 'Contura' cylindrical Scandinavian wood burner on glass hearth. High vaulted ceiling with exposed rafters and purlins with roof light to front. Pine boarded floor.





**From Reception Hallway into small lobby with doors into:**

#### **SHOWER ROOM:**

Window to side with frosted glass, white suite with basin and pedestal and low-level WC. Walk-in double shower with glazed panel, mixer valve and head on adjustable rail. Floor to ceiling ceramic tiling to walls and to floor. Chrome ladder radiator and downlighters. .



#### **BEDROOM 2: 2.59m x 2.62m (8'6" x 8'7")**

Double bedroom with window to side with garden views. Panelled doors at high and low level into recessed, shelved cupboards along one wall.



**From hallway into;**

#### **BEDROOM ONE: 4.90m x 2.44m (16'1" x 8'0")**

Double bedroom with window to side with garden and countryside views. Two pairs of vertically-boarded doors into wardrobes with hanging rails and shelving.





From Reception Hall up stairs to:

**SECOND FLOOR OPEN PLAN LIVING/SITTING ROOM: 8.03m x 5.76m (26'4" x 18'11") at low level**

An impressive space with tall windows at each end and two roof lights on one side and one on another. Freestanding 'Contura' cylindrical Scandinavian wood burner on glass hearth. High vaulted ceilings with exposed rafters, trusses, and purlins. Extensive pine book-shelving to the majority of the walls from floor to ceiling. Open roof void at one end at high level. Engineered oak flooring throughout.



**LOWER GROUND FLOOR - FORMER GEAR ROOM: 8.28m x 5.65m (27'2" x 18'6")**

This large space is used as storage as it is liable to flooding from time to time and is entered via a wide vertically-boarded door with a flood-defence door. Two flood-proof windows to front or side and one to back. All walls in exposed stonework and chimney breast with redundant fireplace set in the corner. Set in the front corner is the bore hole water supply system with controls, filter and pressure pump. Concrete floor throughout. Power and light.

**OUTSIDE:**

The gated gravelled driveway is set off a gravelled track that is untitled and shared with Mill House. The gated entrance and gravelled drive lead to a large parking and turning area and a raised substantial:

**DETACHED STONE BARN: 10.70m x 4.40m (35'1" x 14'5")**

With two windows to front, a large opening with sliding double doors, and a door into a lean-to woodshed at the end. Concrete floor, exposed trusses and beams under the pitched corrugated metal roof.

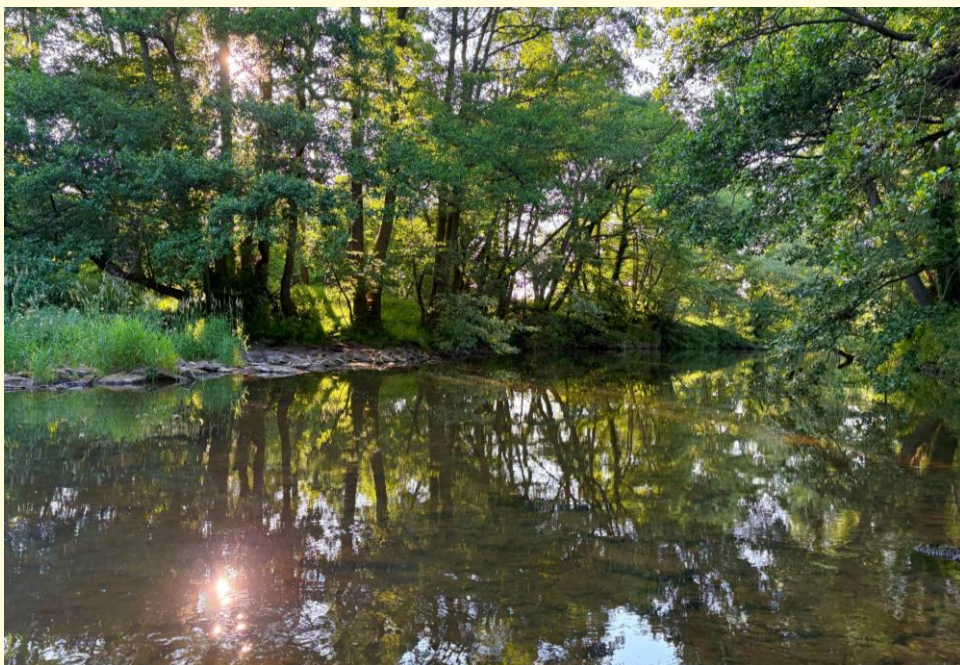




The grounds are set on three sides with large expanses of grass with established mixed ornamental borders, and interspaced mature trees and shrubs. Behind the house are raised vegetable beds and a fruit enclosure. There are mature trees along the river banks and an ancient orchard. The river can easily be accessed at several points for swimming, fishing and kayaking.

#### **FISHING RIGHTS:**

There are extensive fishing rights, which include ownership of the river bed. There are rights to double-bank fishing for the extent of the property (approximately half a mile), with a further run of single-bank fishing for approximately a half mile downstream.



#### **SERVICES:**

Shared bore hole, pressurised water system, mains electricity, oil-fired central heating and shared septic tank drainage. Council tax band E. EPC F.

## Asking price of £665,000

#### **DIRECTIONS:**

From Monmouth, take the A466 Hereford Road. Follow the road through Welsh Newton taking the left hand turn to Garway/Broad oak. At the Broad oak crossroads go straight over and go through the village of Garway and down the hill, passing the new houses on your left. Take a left turn down the lane on your left signposted Garway Church. At the bottom of the hill there is a driveway to the right set between two five-bar gates and Garway Mill and its parking and turning area are at the end. What3Words ///slot.future.cadet



#### **Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
  - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
  - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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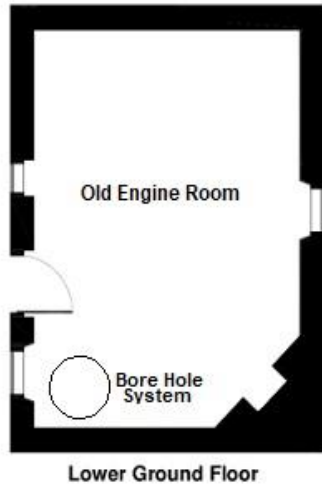








Approximate total Area 166 sq m (1796 sq ft)



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