



THE OLD MILL

Aberaeron | Ceredigion | Wales | SA46 0DG

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Fine and Country West Wales are delighted to bring the Old Mill, Aberaeron to the open market. This characterful property is believed to be one of the oldest properties in Aberaeron, dating from approximately 1830. The mill was a woollen mill and is part of Aberaeron's rich history and actually overlooks the river Aeron giving it a unique, secluded, sought after and private location.

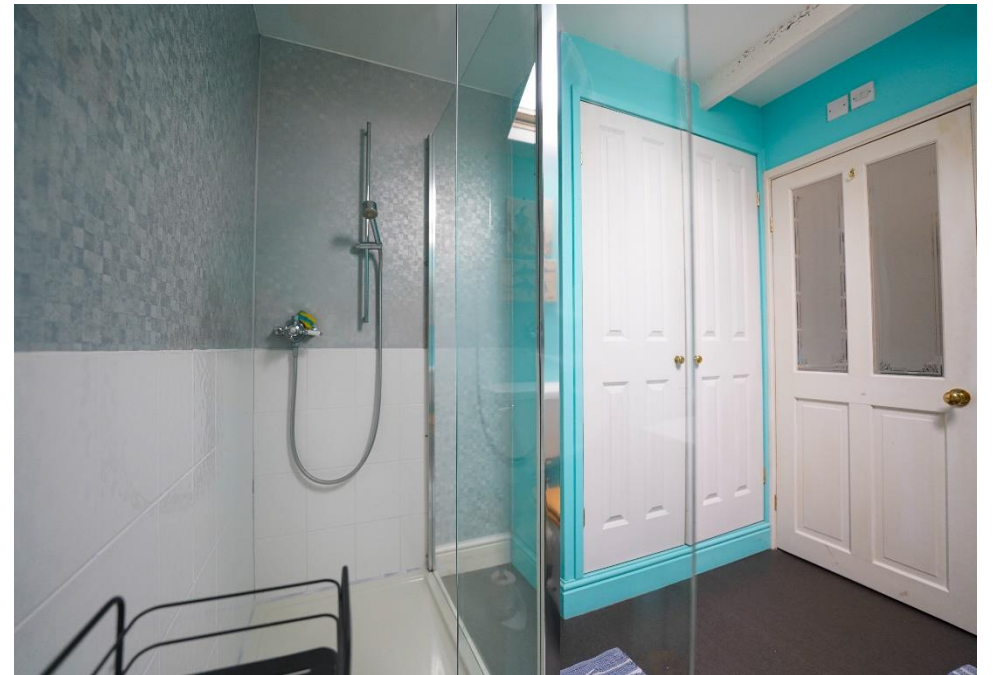
The property has been sympathetically converted to provide four bedroomed accommodations on its three floors, offers lovely walled gardens, borders the river and has a superb double garage (very rare and valuable in this sought-after coastal town), the property is also within easy reach of Aberaeron town centre, the harbour and ultimately the unique seafront.

The accommodation downstairs provides a characterful conservatory, reception hall, a spacious kitchen/dining room, rear utility room with downstairs cloakroom and to the first floor there is a spectacular sitting room with river views, the main bedroom with walk-in dressing room and ensuite and a further first-floor bedroom used as a study. On the second floor, there are two further double bedrooms with a main bathroom/shower room.

Outside the property are mature and secluded gardens with a variety of wonderful plants and shrubs, the property backs onto the River and has a unique position in Aberaeron. Significantly there is valuable off-road parking to the side of the property and to the rear of the Old Mill there is a detached Double Garage (possible overflow accommodation) with additional parking in front of it.













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