
2025 Summer picture

McCartneys Property

The Mill, Lloyney, Knighton, Powys, LD7 1RG

Offers in the Region of £499,950

The Mill, Lloyney, Knighton, Powys, LD7 1RG

A beautifully presented detached period home, this former mill dates back to the 1700's and is full of character features. Offering deceptively spacious and versatile accommodation, the property includes up to five bedrooms, featuring an impressive master suite. Set in attractive gardens, it also benefits from a large barn with garaging for three cars and a generous studio above. Nestled in a tranquil rural setting while remaining conveniently accessible, this exceptional home perfectly combines period charm, generous living space, and versatile potential.

Lloyney is a small rural hamlet set in the beautiful Upper Teme Valley, offering a peaceful countryside setting without compromising on access to local amenities. Just a short walk from the Mill is the neighbouring village of Llanfair Waterdine, a warm and welcoming community with a Village Hall, St. Mary's Church, and a modern Community Pavilion that hosts regular social events and provides a sports field and play area.

The market town of Knighton (Tref y Clawdd), only 3 miles away, offers a good range of everyday facilities including a primary school, supermarket, leisure centre, independent shops, and a railway station on the Heart of Wales line connecting Swansea and Shrewsbury. For wider services, the larger towns of Ludlow (20 miles), Leominster (21 miles), and Newtown (26 miles) provide additional shopping, education, and leisure options, while the spa town of Llandrindod Wells is also within easy reach at around 18 miles. This picturesque area is ideal for those seeking a rural lifestyle, with excellent access to local services and a wealth of outdoor pursuits on the doorstep.

Seller's interview "We originally moved to the area from the Forest of Dean and prior to that, Buckinghamshire. from day one we found this area and its people to be the most welcoming of anywhere we've lived and we have never felt like outsiders. The village of Llanfair Waterdine has an active social calendar with a social evening every Friday where locals can meet (AKA 'village pub' with excellent wine and prices that mean you can still afford a round!).

The area itself has stunning views and walks, Offa's Dyke and Cerri forest being just two of them. The area offers a good selection of outdoor pursuits and although The Mill sits within beautiful countryside it is just three miles to Knighton which serves daily needs and is just 30 minutes from Ludlow and it's fabulous collection of independent shops, market and food festivals. Newtown is a similar distance with a broad selection of supermarkets"





Walk Inside

Ground Floor

Entering through the sunroom, a charming feature of this property, you are greeted by a bright, versatile space with a wooden frame and Velux windows in the roof. This room takes full advantage of the gardens and immediately sets the tone for the character and warmth found throughout the home.

From the sunroom, a door leads into the welcoming hallway, featuring continued quarry-tiled flooring and a staircase rising to the first floor. Directly to the front is a practical utility room with a window, tiled floor, wall tiling, space for laundry appliances, and good storage.

The hallway provides access to the living room, a well-proportioned space with a feature inglenook fireplace, wood-burning stove set on a stone hearth, exposed ceiling timbers, and a window overlooking the garden.

Back through the hallway and down a step is an area that could be utilised as private guest accommodation. This section offers two double bedrooms, built-in storage in the hallway, and a shower room complete with a vanity wash hand basin, WC, and corner shower. Previously run as a successful B&B, this space offers excellent income potential. Alternatively, it provides versatile accommodation, perfectly suited as bedrooms or, as currently used, one room functioning as a studio, hobby, or office space.









First Floor

Moving up to the first floor, you will find a fantastic, spacious, and bright open-plan kitchen, dining, and living room, benefiting from triple-aspect windows overlooking the open countryside. The kitchen is fitted with a good range of wall and base units, a central island, a large range cooker, and space for a sizable fridge/freezer. Character features continue with exposed floor timbers, and the room also includes a lovely family area, providing ample space for a large dining table and chairs—perfect for entertaining.











From here, a landing leads to the family bathroom, complete with a vanity wash hand basin, panelled bath with shower over, and WC. Also on this floor is the third bedroom, currently used as a study, and adjacent to it, the fourth bedroom with a window overlooking the garden.

Second Floor

Moving up to the second floor, an impressive master suite awaits, offering a generously sized bedroom area with built-in wardrobes. This leads through to a flexible space, ideal as a dressing room or reading nook, before continuing into a deluxe en-suite fitted with a white suite comprising a WC, vanity wash hand basin, and corner shower cubicle. This elevated position also enjoys some of the finest views over the surrounding landscape.











Walk Outside

Attached Storeroom
To the left of the property is the old bakehouse with original bread oven and featuring a wooden door and window. While currently a practical space for garden storage, it also offers significant potential for conversion, should additional living accommodation be required.

Detached Garage/Studio
A large garage and fantastic workshop offer ample space for parking up to three cars, with the workshop located at the rear. It features a remote control roller shutter garage door, pedestrian door, power, and lighting. Adjacent to this is a smaller woodshop/workshop.
Accessed via an external staircase, the first floor provides a generous studio space with a built-in storage area at the far end. This versatile space offers significant potential for further conversion, subject to the necessary consents, allowing it to be adapted into additional accommodation to suit the buyer's requirements.

Garden
A generous garden backs onto open countryside, offering a wonderful sense of space and privacy. The grounds have been thoughtfully divided by mature hedging to create interest and defined areas, complemented by perimeter stone walls, fencing, and additional established hedging. The garden features a variety of mature shrubs and trees, fruit trees, space for productive vegetable beds, and a good expanse of level lawn. There are also patio and gravel areas, perfect for outdoor seating and entertaining, as well as cleverly hidden spaces providing useful storage or amenity areas. Access to the property from the driveway is through a stone arch, with paved pathway leading to the home. This area has recently been securely fenced, creating a safe and dog-friendly environment.

Parking
Good-sized tarmacadam parking areas provide ample space for vehicles and is enclosed by mature hedging and a wooden gate.










2025 Summer picture


2025 Summer picture









Area Pictures

Please note: these are images of the local area, not of the property.

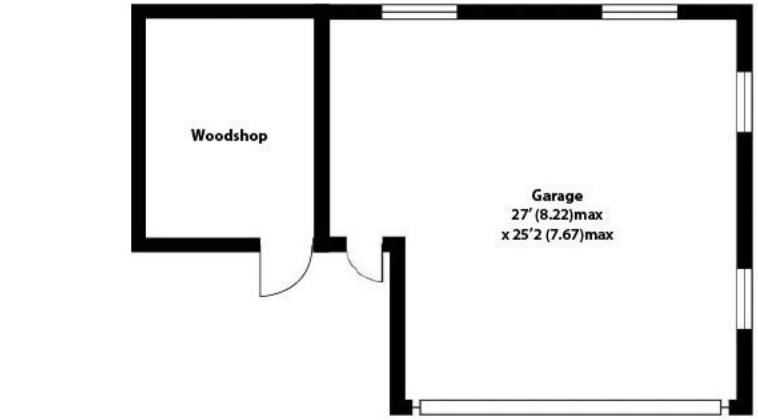
Pictures supplied by the sellers.



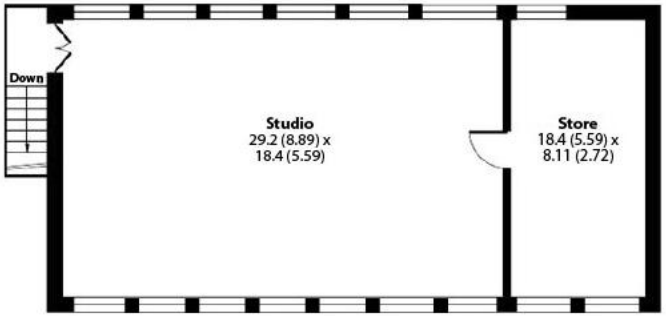




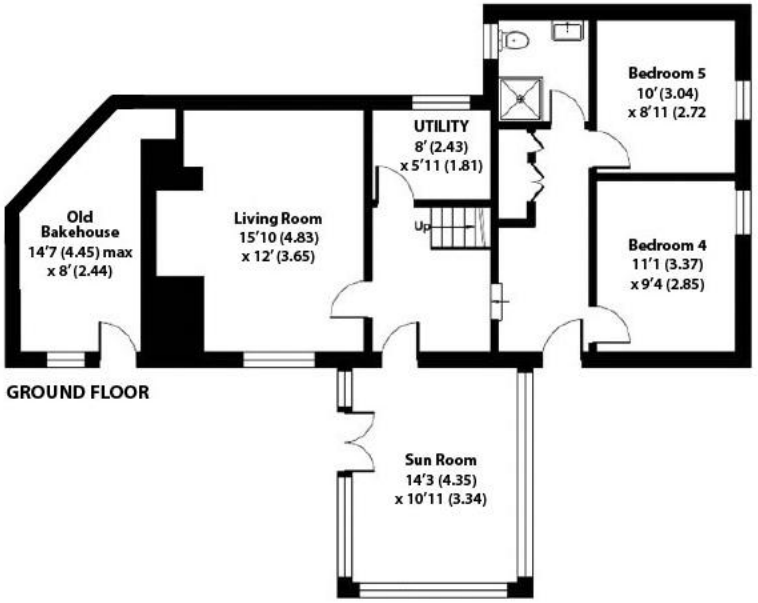




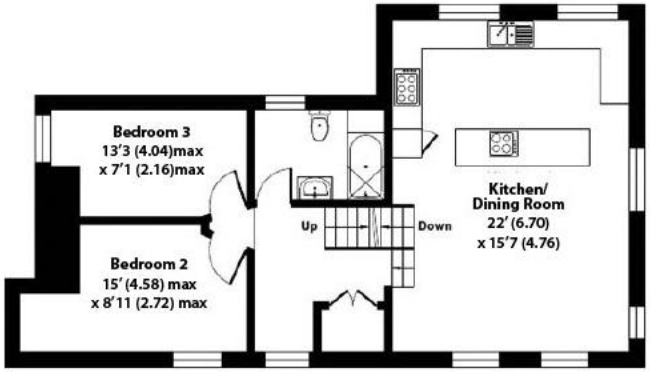
BARN GROUND FLOOR



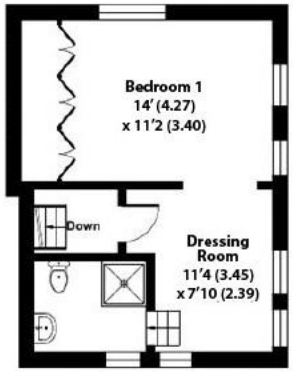
BARN FIRST FLOOR



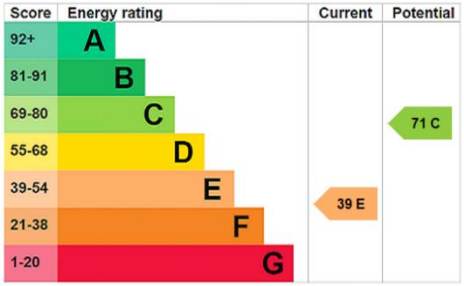
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



McCartneys
Property

General

AGENTS NOTE - We have been advised that, in the past, the Mill experienced water ingress on two occasions in the lower hallway on the ground floor. Speaking with the current occupiers, precautions have been implemented both prior to and during their ownership to prevent any recurrence. The owners have confirmed that the guttering has been redirected and a water pump installed to manage heavy rainfall, and no further ingress has occurred since their ownership.

In recent times, the property has benefited from a new Welsh slate roof, a new boiler, and a new bio-disk drainage system.

SERVICES: We are informed that the property is connected to Mains water and electricity. Private drainage via a sewage treatment plant. Fibre internet Line(Currently 500mb broadband).

HEATING: Oil fired central heating and wood burning stove.

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

COUNCIL TAX: Band G, set under Powys County Council

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

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

VIEWING: By appointment through selling agents – McCartneys LLP: 01547 528621
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm

Directions: What3words- ///dictation.bookings.zoom

www.mccartneys.co.uk
knightonproperty@mccartneys.co.uk

REFERRAL FEES:
McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

NOTE TO BUYERS: AML checks will be undertaken for successful buyers and there is a fee of £15 plus vat per person payable.

Details Last Updated: Thursday, 19 March 2026

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.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give 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 McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4BH. Tel: 01584 872251. REGISTERED NO: OC310186

McCartneys
Property