



£1,000,000 Guide Price

Bacheldre Watermill, Montgomery

Character Property | 7 Bedrooms | 4 Bathrooms

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# Step Inside

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## Key Features

- Operational Grade II Listed Watermill
- Profitable Campsite with Expansion Potential
- Granary House with Four Self-Contained Apartments With Refurbishment Opportunity
- Large Barn with Conversion Potential
- Established Bachaldre Watermill Brand
- Tranquil Location Ideal for Tourism
- Training and Handover Provided
- Substantial Grounds for Further Development

## Property Description

Bachaldre Watermill: a historic, working mill and profitable campsite in rural Montgomeryshire. This unique estate offers a charming owner's cottage and granary house, ripe for development. Enjoy a thriving business and idyllic lifestyle amidst scenic landscapes.

## Main Particulars

Presenting a rare chance to acquire the substantial and multifaceted Bachaldre Watermill estate, nestled within approximately three acres of captivating Montgomeryshire countryside. This remarkable property offers a compelling blend of historical significance and thriving commercial potential, comprising a Grade II listed, fully operational watermill, a successful and licensed campsite, a charming owner's cottage, and a substantial granary house in need of refurbishment. The expansive grounds provide a tranquil setting and cater to outdoor enthusiasts, establishing a truly unique investment opportunity with diverse income streams and considerable scope for future growth.

The heart of the estate is the historic watermill, a Grade II listed building with fully operational milling equipment and an established flour business supplying retailers. Complementing this is a well-regarded campsite, licensed for numerous pitches and attracting tourists to the scenic location. The charming owner's cottage offers comfortable and characterful living accommodation. Additionally, the substantial granary house, currently divided into apartments and requiring refurbishment, presents significant potential for generating further income through holiday lets or long-term rentals.

Beyond the main buildings, the estate benefits from approximately three acres of grounds, offering space for leisure and potential expansion. The established businesses, coupled with the development opportunity presented by the granary house and the tranquil rural location, make Bachaldre Watermill an exceptional prospect for those seeking a unique lifestyle and a dynamic commercial venture.

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: LPG

Water supply: Mains

Sewerage: Septic Tank

Restrictions: Listed building

### **The Historic Watermill & Flour Business**

The majestic Grade II listed watermill stands as the historical & commercial cornerstone of the estate, a testament to craftsmanship dating back to 1575. This substantial stone & brick building, spanning three floors, retains original features that evoke its rich past while housing fully operational milling equipment. The picturesque mill has been sympathetically developed to have a blend of traditional old & new machinery to produce high-quality flour under the respected Bacheldre Watermill brand. This established business benefits from supply contracts with prominent retailers such as Waitrose, alongside a loyal network of independent delicatessens and health food suppliers, with considerable potential for further market penetration & product diversification. The ground floor of the mill transforms

during the warmer months into a popular pizza kitchen, serving delectable stone-baked pizzas to appreciative campsite guests and local residents alike, while generating additional revenue.

### **The Thriving Campsite**

The well-established & popular campsite represents a significant and reliable income stream for the estate. Licensed to accommodate up to 38 pitches, including 18 equipped with convenient electrical hook-ups, the site attracts a steady influx of tourists seeking a peaceful & scenic rural retreat. Modern & well-maintained amenities include a detached, timber-clad shower block, refurbished in 2021, featuring separate and well-appointed male and female changing rooms with WC's and invigorating showers, a dedicated family/disabled shower room for added convenience, as well as practical and easily accessible areas for dishwashing and responsible waste disposal. The strategic location within a region renowned for its natural beauty and outdoor activities ensures a consistent stream of visitors, particularly hikers and cyclists drawn to the numerous trails and quiet country lanes that crisscross the landscape, providing a solid foundation for the campsite's continued success.

### **The Charming Owner's Cottage**

Nestled as the first welcoming structure upon entering the estate, the charming owner's cottage, a quintessential white stone residence, offers a comfortable & characterful retreat. The ground floor features an inviting hallway leading to a practical shower room. Adjacent lies the spacious country-style kitchen, the heart of the home, boasting cream timber cabinetry, a Rangemaster stove, exposed stone walls whispering tales of the past, & original timber beams adding rustic charm. A glazed door provides direct access to the private rear garden, while steps ascend to the generously sized living & dining room. This characterful space showcases exposed stone on opposing walls and two inglenook fireplaces, one with a working log burner for cosy evenings. Upstairs, three comfortable double bedrooms and a well-appointed family bathroom, complete with a jacuzzi bath and separate shower, provide ample private space. This delightful cottage offers a tranquil haven within the bustling estate.

### **The Granary House: Untapped Potential**

The substantial Granary House, a significant structure within the estate, is currently configured into four self-contained apartments, comprising two spacious two-bedroom units and two charming one-bedroom units. The upper floors of these apartments boast impressive vaulted ceilings adorned with exposed timber beams in the open-plan kitchenette and living areas, creating a sense of space and character. While these apartments currently require a comprehensive program of refurbishment, they present a remarkable opportunity to generate substantial additional income through the growing holiday let market in the area or by offering long-term rental options (subject to relevant permissions). The size and adaptable layout of the Granary House provide considerable flexibility for various development strategies, catering to the strong and ever-increasing demand for quality tourist accommodation in this sought-after region.

### **Additional Outbuildings & Grounds**

Beyond the principal buildings, the estate encompasses approximately three acres of picturesque grounds, offering a sense of space and tranquillity. Within this expansive setting lies a substantial, two-story barn, currently utilised for storage purposes. This significant outbuilding presents a wealth of exciting potential for conversion into further high-quality holiday cottages, dedicated workshops for various pursuits, or other commercial ventures, all subject to obtaining the necessary planning consents. The sheer size of the grounds also provides ample space for the potential expansion of the existing campsite, the creation of additional leisure facilities to enhance the visitor experience, or the development of other tourism-related amenities, further increasing the estate's income-generating capacity and overall appeal.

### **Location & Tourism**

Bachaldre Watermill enjoys a strategically advantageous location within the heart of rural Montgomeryshire, a region celebrated for its breath-taking natural beauty and its abundance of opportunities for outdoor recreation. This idyllic setting consistently attracts a significant influx of tourists throughout the year, particularly those with a

passion for hiking and cycling, who are drawn to the area's rolling hills, scenic walking trails, and tranquil network of country lanes. This established and thriving tourism sector provides a robust and reliable foundation for the campsite business and any future holiday accommodation developments undertaken on the estate. The accessibility of the location, coupled with the inherent beauty of the surroundings, ensures a continuous stream of potential customers and enhances the overall investment appeal of Bachaldre Watermill.

### **Business Continuity & Handover**

Recognising the significance of a smooth transition, the current owners are wholeheartedly committed to providing comprehensive training and a thorough handover of all aspects of the existing businesses to the new proprietors. This invaluable support will ensure a seamless continuation of the established operations, allowing new owners to confidently capitalise on the existing revenue streams and business infrastructure from the very outset. Detailed and transparent financial information will be readily made available to seriously interested parties following a formal and comprehensive viewing of this exceptional estate. Bachaldre Watermill represents a truly unique and multifaceted acquisition, offering an unparalleled blend of historical significance, robust and diverse commercial viability, and an enviable lifestyle amidst the captivating landscapes of rural Montgomeryshire, presenting a rare opportunity to embrace a fulfilling and prosperous future.

### **Important Notice**

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

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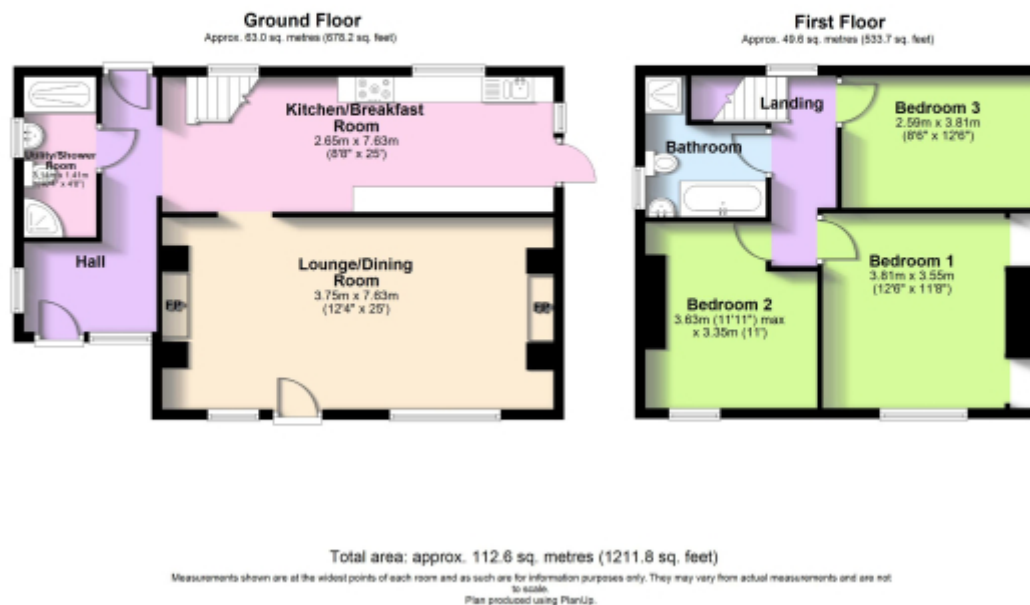
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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