



Former Wool Mill with terrace of three cottages, Range of three Outbuildings Large parking area and land.
Lerry Mills, Factory Street
Talybont, Ceredigion. SY24 5ED

(Will consider splitting the property into 3 LOTS)

ASKING PRICE: £450,000
www.iestynleyshon.com



Lerry Mills, Factory Street, Talybont, Ceredigion. SY24 5ED

Lerry Mill is a historic former woollen mill complex occupying a peaceful riverside setting, offering a rare opportunity to acquire an entire and evocative site of considerable character and potential. The property comprises three residential cottages together with three former mill buildings, arranged around the original working mill. Historically, Lerry Mill was a thriving local enterprise and an important hub of community activity, with an on-site shop selling provisions and woollen products produced at the mill. Although the mill has now sadly closed and parts of the property are in a state of deterioration, it presents significant scope for restoration, conversion, or redevelopment, subject to the necessary consents. The property is located within the village of Talybont, approximately 9 miles north of Aberystwyth and an equal distance from the market town of Machynlleth. The village is a popular commuter location with a strong sense of community and excellent access to countryside and coastline. The sandy beaches of Ynyslas and Borth lie approximately 3 miles away, making the area particularly appealing to those with an active, outdoor lifestyle. Offered as a whole, Lerry Mill represents a unique lifestyle or development opportunity, combining residential accommodation, historic buildings, and land in an increasingly sought-after rural and coastal location. Alternatively, the vendors are prepared to consider dividing the property into three separate lots, each designed to provide a distinct and

self-contained opportunity. Each proposed lot would comprise:

One existing cottage

One former mill building / outbuilding, offering conversion or ancillary potential (subject to consent)

Additional land to the rear, suitable for garden use, amenity space, or future enhancement.

This flexible approach allows purchasers to acquire an individual element of the former mill complex while still benefiting from the character, setting, and history of the site. The option is likely to appeal to owner occupiers, investors, small-scale developers, or those seeking a restoration project in a strong rural and coastal location.

1 Lerry Mill

Half galzed front entrance door leading to Hallway with tile floor, stairs to first floor and doors to:

Dining Room 3.92m x 3.22m

Currently bedroom. Double panel radiator. Pedestal wash hand basin. Twin power point. Understairs storage cupboard. Window to rear.

Kitchen 5.90m x 3.67m

With window to both side and door to outside rear. Range of fitted base and eye level units. Twin power point. Solid fuel stove fire with back boiler. Door to rear entrance hall with door to outside and door to Toilet with low flush WC.

Lounge 4.83m x 4.76m

With two windows to front and window to rear. "Morso" solid fuel stove fire.

First Floor

Approached by easy rise staircase to:



Toilet

With low flush WC. Airing Cupboard housing factory lagged hot water cylinder.

Bathroom

With panel bath. Pedestal wash hand basin.

Rear Bedroom 4.10m x 3.60m

With window to rear. The first floor accommodation can be refigured into providing two bedrooms.

2 Lerry Mill

Upvc double glazed front entrance door to:

Kitchen 5.00m x 2.60m

With Base units Sink. Oil fired Stanley cooking range.



Lounge 5.00m x 4.50m

With feature Inglenook fireplace Solid fuel stove fire. Original bread oven. Two windows to front and window to rear.

Office 2.95m x 3.40m

with window to rear old feature fireplace. Maids cooking range.

Toilet

With low flush WC. Wash hand basin.

First Floor

With landing area to front with doors to:

Bedroom 2.95m x 3.73m

With window to rear.

Bedroom 3.89m x 2.46m With window to rear.

Bathroom

With panelled Bath. Pedestal wash hand basin. Low flush WC. Airing Cupboard housing factory lagged hot water cylinder with electric immersion heater.

Rear Bedroom 3.37m x 2.70m

With window to rear feature fireplace.

3 Lerry Mill

Central entrance door leading to:

Hall

with doors leading to Toilet with low flush WC

Dining Room 3.50m x 2.76m

With window to rear. Archway leading to:

Lounge 5.00m x 3.84m With window to front and rear. Inglenook fireplace. Old wall safe. Door to:

Kitchen

With window to front and side. Door to outside. Double drainer stainless steal sink.

First floor 7.50m x 5.00m

Access via external metal staircase leading to open plan accommodation.



Outside

To front. There is a large hardstanding parking area. Old mill factory units are built of stone walls which support a pitched roof laid with slate and sheet roof. Factory Uchaf situated in front of 1 Lerry Mill and arranged over three floors 18m x 6m. Yr Hen Siop lies in front of 3 Leri Mill and Loft Mari lies behind Yr Hen Siop. To Rear immediate garden area and additional land extending to the road.

Services

Mains electric, water and drainage.

General

Lerry Mill represents a unique lifestyle or development opportunity, combining residential accommodation, historic buildings, and land in an increasingly sought-after location. Whether acquired as a whole or in part, Lerry Mill offers considerable scope, historic interest, and long-term potential, set within a well-connected and community-focused village environment. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	
Not environmentally friendly - higher CO ₂ emissions		

