

Lambert
Smith
Hampton

Bacheldre Watermill

| MONTGOMERY | POWYS | SY15 6TE |

OPPORTUNITY SUMMARY

- ✓ Campsite with expansion potential
- ✓ Operational grade II listed watermill
- ✓ Granary house with four self-contained flats
- ✓ 3 acres (1.21 ha) site
- ✓ Freehold interest

FOR SALE

Holiday Campsite with Watermill and Residential Dwellings

Location & Situation



A rare opportunity to acquire the expansive and versatile Bacheldre Watermill estate, set in 3 acres of picturesque Montgomeryshire countryside. This exceptional property combines rich heritage with strong commercial appeal, featuring a fully operational Grade II listed watermill, a holiday campsite, a characterful owner's cottage, and a substantial granary house offering significant refurbishment potential. Together, the buildings and grounds create a peaceful rural retreat with multiple income streams and notable scope for future growth.

At the centre of the estate lies the historic watermill a Grade II listed landmark equipped with functioning milling machinery and supporting an established flour business supplying local retailers.

We have been advised that the campsite is licensed for a number of pitches which attracts visitors drawn to the scenic setting. The charming owner's cottage provides comfortable and characterful living accommodation, while the extensive granary house (currently arranged as four self-contained apartments) presents an excellent opportunity to enhance revenue through holiday lets or longer-term rentals (STP).

The estate offers ample outdoor space, opportunities for leisure use, and potential for further development (STP). With its blend of established commercial operations, refurbishment prospects, and serene rural surroundings, Bacheldre Watermill represents an outstanding opportunity for those seeking a distinctive lifestyle purchase combined with an exciting and diverse business venture.







Description



Watermill & Flour Business

The Grade II listed watermill serves as the historic and commercial centrepiece of the estate, showcasing remarkable craftsmanship dating back to 1575. This impressive three storey stone and brick building retains a wealth of original features, celebrating its heritage while accommodating fully operational milling machinery. Sympathetic upgrades over the years have created an effective blend of traditional and modern equipment, enabling the production of high quality flour under the esteemed Bacheldre Watermill brand.

The thriving flour business enjoys strong supply relationships with retailers as well as a loyal customer base of independent delicatessens and health food outlets. Opportunities remain for continued market expansion and product diversification. During the warmer months, the mill's ground floor transforms into a popular pizza kitchen, serving artisan stone baked pizzas to campsite visitors and local residents, providing an additional and well received revenue stream.



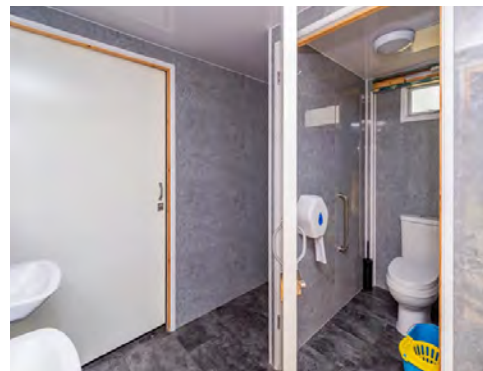


Description

The Campsite

The established campsite is an income generating element of the estate. Licensed for up to 38 pitches, 18 of which benefit from electrical hook ups.

Facilities include a modern, timber clad shower block refurbished in 2021, offering separate male and female changing rooms with WCs and invigorating showers, a dedicated family/accessible shower room, and convenient areas for dishwashing and waste disposal. Situated within a region celebrated for its natural beauty, walking routes, and cycling trails, the campsite enjoys steady demand throughout the season, particularly from outdoor enthusiasts drawn to the surrounding landscape.





Description

Owner's Cottage

Positioned at the entrance to the estate, the charming owner's cottage is a quintessential white stone residence offering comfortable and characterful accommodation. The ground floor comprises a hallway, a practical shower room, and a spacious country style kitchen complete with cream timber cabinetry, a Rangemaster stove, exposed stonework, and original timber beams. A glazed door leads directly to the private rear garden.

Steps rise to a generous living and dining room featuring exposed stone walls and two inglenook fireplaces—one housing a log burner, perfect for cosy evenings. The first floor provides three well proportioned double bedrooms and a beautifully appointed family bathroom with jacuzzi bath and separate shower, creating a tranquil and homely retreat within the wider estate.



Owners Cottage



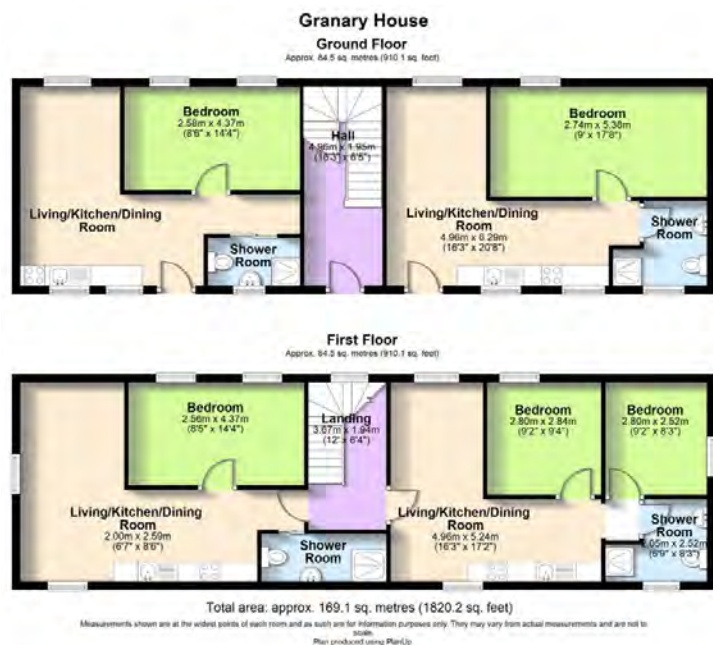


Description

The Granary House

The substantial Grade II Listed Granary House is currently arranged into four self contained apartments; three one bedroom units and one two bedroom unit. The upper floors benefit from striking vaulted ceilings with exposed timber beams that enhance the sense of space and character within the open plan kitchen and living areas.

Although the apartments now require comprehensive refurbishment, they offer considerable potential to generate significant additional income whether as high demand holiday lets or longer term rental accommodation (STP).

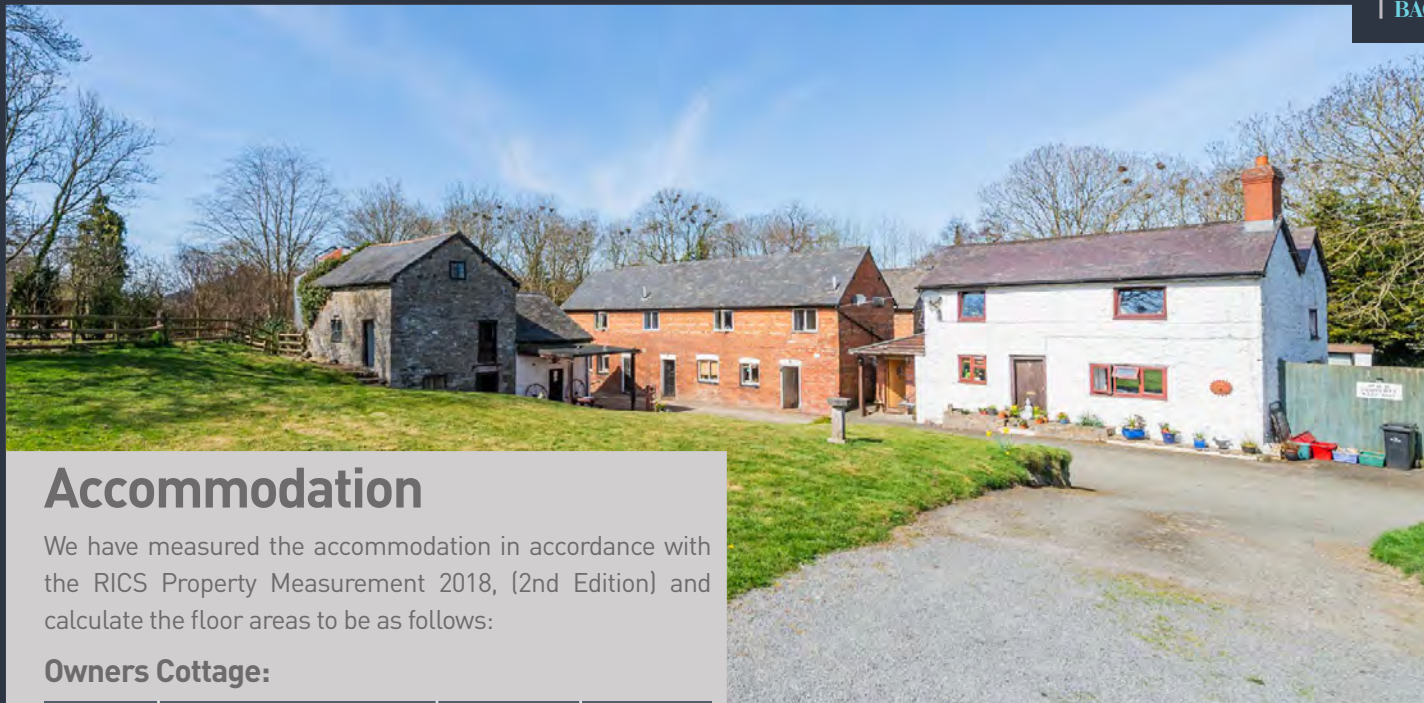


Additional Outbuildings & Grounds

The estate spans approximately three acres of picturesque grounds, offering both tranquillity and versatility. A barn sits within the land and is currently used for storage; however, it presents an exciting opportunity for conversion into further holiday cottages, creative studios, workshops, or other commercial uses (STP).

The extensive outdoor space also provides scope for expanding the existing campsite, introducing new leisure facilities, or developing additional tourism focused amenities. These prospects further enhance the estate's overall appeal and income generating potential.

We note that there is also a small parcel of land measuring 0.08 acre situated opposite the main entrance to the site which is also included in the sale.



Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the floor areas to be as follows:

Owners Cottage:

Accom.	Use	Sq Metres	Sq Feet
Ground	Hallway, kitchen, lounge/diner, W.C	74.24	799
First	3 bedrooms, bathroom	70.93	763
Total Gross Internal Area:		145.17	(1,563)

The Granary House:

Accom.	Use	Sq Metres	Sq Feet
Flat 1	Lounge/diner, kitchen, bathroom, 2 bedroom	42.33	456
Flat 2	Lounge/diner, kitchen, bathroom, 1 bedroom	39.05	420
Flat 3	Lounge/diner, kitchen, bathroom, 1 bedroom	37.64	405
Flat 4	Lounge/diner, kitchen, bathroom, 1 bedroom	38.91	419
Total Gross Internal Area:		157.93	(1,700)

Business Rates

We have made enquiries and note the property appears in the 2026 Rating List and is listed as follows:

Address	Description	Rateable Value
Bacheldre Watermill, Churchstoke, Montgomery, SY15 6TE	Watermill & Premises	£1,725

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

Tenure

We understand the property is held on a **Freehold interest** under titles **WA817919, CYM14796 and WA553246.**

Viewing and Further Information

Viewing strictly by prior appointment.

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EPC

Rating – **F(30).**

VAT

VAT is not applicable on this transaction.

Proposal

Offers in the region of £925,000

(Nine hundred and twenty five thousand pounds).