



# The Old Mill

Llancafán, CF62 3AD

Price £1,195,000

HARRIS & BIRT





A most fascinating character property thought to date in parts from the 17th Century and up until 1938 it was used as a working corn mill. Interestingly the original water wheel and part of the mill race had been restored together with part of the internal machinery which is now on display internally and provides an incredible feature. The present owner has carried out a substantial programme of refurbishment very much in keeping with the original character of the property. The layout with its changes of levels gives scope for varying permutations on the accommodation. The present layout provides 6 bedrooms, 3 bathrooms and 3 living rooms together with large kitchen/breakfast room and utility room.

Llancarfan has long been regarded as one of the prettiest villages in the Vale of Glamorgan with it's high preponderance of character properties either side of the Nant Llancarfan which runs through the middle of the village and "The Old Mill" occupies a particularly pretty spot adjoining the old ford. Local village facilities include the parish church, the Fox and Hound village pub, catchment for Cowbridge Comprehensive, tennis club, church hall and a wide range of village social activities. A good place to live if you want to enjoy village community life. "The Old Mill" stand in a large private garden and is pleasantly private. Llancarfan is situated in the heart of the Vale of Glamorgan and is surrounded by some delightful countryside with countryside pursuits such as golf, riding, etc. all within easy reach. The heritage coastline is just a few miles to the South. Access to the main road network brings major centres including the Capital City of Cardiff, Newport, Swansea, Bridgend, Llantrisant, etc. all within comfortable commuting distance.

- Circa 17th Century Mill
- Six Bedrooms
- Three Reception Rooms
- c.0.75 acre Private Garden
- Highly Regarded Village
- Stylishly Converted
- Three Bathrooms
- Feature Mill Machinery
- Outdoor Swimming Pool
- Cowbridge Comprehensive School Catchment

## Accommodation

### Ground Floor

#### Reception Hall 22'0 x 7'0 (6.71m x 2.13m)

A most impressive entrance with split level hall and high pitched and beamed ceiling stretching up almost to 17ft. Storm doorway with full length window alongside and further window to the side. Attractive combination of oak floor and tiles. Stone wall to side. Short oak staircase leading to upper level with window and doorway leading out to the rear garden. Semi-circular stairway finished in oak with natural stone wall leads down to the lower ground floor.

#### Cloakroom

Modern suite in white comprising wash hand basin. Chrome wall mounted WC. Tiled floor. Opaque glazed window.

#### Drawing Room 22'0 x 22'0 (6.71m x 6.71m)

A splendidly large principal reception room enjoying delightful views out over the gardens via an extensive range of windows with glazed double doors leading out to the gardens and terraces. This impressive room features an oak style Amtico floor and beamed ceiling. Finished in an attractive combination of stone and facing brick and featuring a large stone lined fireplace with glass fronted wood burning stove.

#### Sitting Room 22'0 x 11'0 (6.71m x 3.35m)

Partly open plan with the drawing room via beamed archways either side of a massive stone wall. Curved wall finished in brick. Pitched ceiling with Velux window. Five windows overlooking the garden and glazed doorway leading out to the terrace. Oak style Amtico floor.

#### Kitchen/Breakfast Room 19'0" x 15'6" max (5.79m x 4.72m max)

Top of the range Sigma 3 masterclass kitchen. The doors are H-line Sutton Silk Heather Slate. The large island comprises of Deco Porcelana Gold units and the work surfaces are Strata Calcutta Gold quartz. Two built-in Neff ovens; one with a built-in microwave function and one with a slide and hide door. Integrated Neff dishwasher. Elica induction hob with a built in extractor. Quooker flex chrome tap. Walk in pantry. Oak style Amtico floor. Beamed ceiling with inset ceiling lighting. Curved stone feature wall. Range of windows and glazed doorway leading out to the gardens and terrace.

#### Bedroom Hall

Leading off the upper hall to bedrooms 4, 5 and 6 and bathroom 3. With its own doorway out to the garden this would make an ideal self-contained granny suite style flat etc.

#### Bedroom Four 17'0 x 12'6 max (5.18m x 3.81m max)

Enjoying delightful views to the front of the property across the ford of the Nant Llancarfan toward the wooded hillside opposite. Polished boarded floor. Walk-in cupboard. 13ft high pitched and beamed ceiling.

#### Bathroom Three

Three piece suite in white comprising low level dual flush WC, attractive wash hand basin with chrome mixer tap and gloss vanity unit. Walk in shower cubicle. Pitched and beamed ceiling with inset ceiling lighting. Boarded floor. Opaque glazed window. Extractor.

#### Bedroom Five 16'3 x 12'3 (4.95m x 3.73m)

Enjoying the same delightful front views. 13ft high pitched and beamed ceiling. Glazed doorway leading out to garden and terrace.

#### Bedroom Six 12'6 x 10'0 (3.81m x 3.05m)

Measurements include wall to wall fitted cupboards. Same delightful front views as the other two bedrooms. Pitched and beamed ceiling to about 13ft.

### Lower Ground Floor

#### Hallway

Approached via semi-circular oak stairway with natural stone wall to side and with arched display set into natural stone with picture light over. Inset ceiling lighting.

#### The Mill Room 24'6 x 15'3 (7.47m x 4.65m)

This room features some of the original mill machinery which is attractively illuminated. Beamed ceiling. Big window to front enjoying views toward the ford.

#### Boot Room 7'9 x 5'6 (2.36m x 1.68m)

Attractive boot room with open shelving. Great storage space. Skimmed walls and ceiling. Tiled flooring.

#### Utility Room 11'9 x 9'9 (3.58m x 2.97m)

L-shaped run of newly fitted dove grey kitchen wall and base units. Marble effect work surface. Chrome sink and drainer. Modern 'Worcester Bosch' condensing oil fired central heating boiler (6 years warranty remaining). Window to front. Tiled floor. Chrome LED spotlighting. Stable door leading externally.

### First Floor

#### Landing

Oak dogleg stairway leading to first floor. Boarded floor. Window to front.

#### Master Suite Bedroom One 23'0 x 13'3 (7.01m x 4.04m)

11'6" high pitched ceiling. Glazed double doors with matching side panels lead to Juliet balcony with railing

overlooking the main gardens. Further window to side garden. Stone feature. En-suite is;

### **Master Suite Bathroom One**

Newly fitted three piece suite in white comprising oversized shower cubicle. Wash hand basin with white gloss vanity unit and low level dual flush WC. LED touch screen eyeliner vanity unit. Opaque glazed window. Pitched and beamed ceiling. Boarded floor. Oversized chrome heated towel rail.

### **Bedroom Two 13'0 x 9'6 (3.96m x 2.90m)**

Pitched and beamed ceiling rising to about 11'6" high. Measurements include wall to wall cupboard and storage. Boarded floor. Window overlooking side garden.

### **Bedroom Three 9'9 x 9'6 (2.97m x 2.90m)**

Pitched and beamed ceiling to about 11'6" high. Boarded floor. Garden views.

### **Bathroom Two**

Modern Victorian Rope suite in white comprising panel bath, pedestal wash hand basin and low level WC. Pitched and beamed ceiling. Opaque glazed window. Extractor.

### **Outside**

Wrought iron pedestrian gateway set into stone archway leads to a short flight of steps past the back door to the front door. The tarmac entrance driveway is set between high stone walls with a splendid pair of overarched gates. The driveway goes around to the detached garage which is two storey with a pitched roof and stone faced to the front and garden side and timber faced to the rear. There is a further useful additional parking area for several cars alongside the garage and also laid to tarmac. The gardens are a particularly good size and well landscaped and planted. To the rear of the house is a paved split-level rear

terrace accessed both from the upper hall and bedroom 5. The lawned garden is bounded by a stone wall which gently curves around the side of the property and widens out with a series of paved terraces with access from the kitchen and drawing room. Mature small trees and shrubs attractively laid out in Cotswold gravel beds. Dining terrace. Large decked area with inset circular swimming pool (15' circumference and about 4' deep) which is heated by an airsource heat pump. Lots of sitting out space and timber rails around. Adjoining is the;

### **Detached Double Garage/ Office 24' x 13'6" (max) (7.32m x 4.11m (max))**

It comprises a garage area (24'0" x 12'0") approached via electric up and over doorway. It is open plan at the back to a workshop (24'0" x 9'6") which narrows to 6'0". Electric light and power. Window to front and doorway to rear. Fitted with a range of base units and work surfaces. To the front of the garage between the workshop and garage is an entrance hall with a UPVC storm doorway with a flight of straight stairs leading to the upstairs studio (24'0" x 13'6" max.) with pitched ceiling to side. Measurements include central stairwell. Velux window and window to front. Fitted with electric light and power.

### **Pool House 23'0 x 13'0 (7.01m x 3.96m )**

Solidly constructed under a pitched roof with pointed stonework to front and side elevations. Solid floor. Electric, light and power. Windows at either end. Doorway. Double doors with glazed side screens to the pool deck. Internally is the pool equipment including newly fitted airsource heat pump to manage heated swimming pool.

### **Garden**

A substantial timber gazebo with a central archway leads through to the further garden area laid principally to lawn

with a series of split level deck terraces and featuring a summer house (20'0" x 10'0") constructed in timber with decked floor, lots of windows and double doors leading out to the deck. Electric light and power. Brand newly installed greenhouse, variety of fruit trees including apple, pear and plum, two vegetable patches and a wildlife area with newly created wildlife pond.

### **Services**

Mains water, electricity and drainage. No gas. Central heating by oil with a mixture of radiators and underfloor heating. Worcester Bosch condensing oil boiler. 6 years left of warranty.

### **Directions**

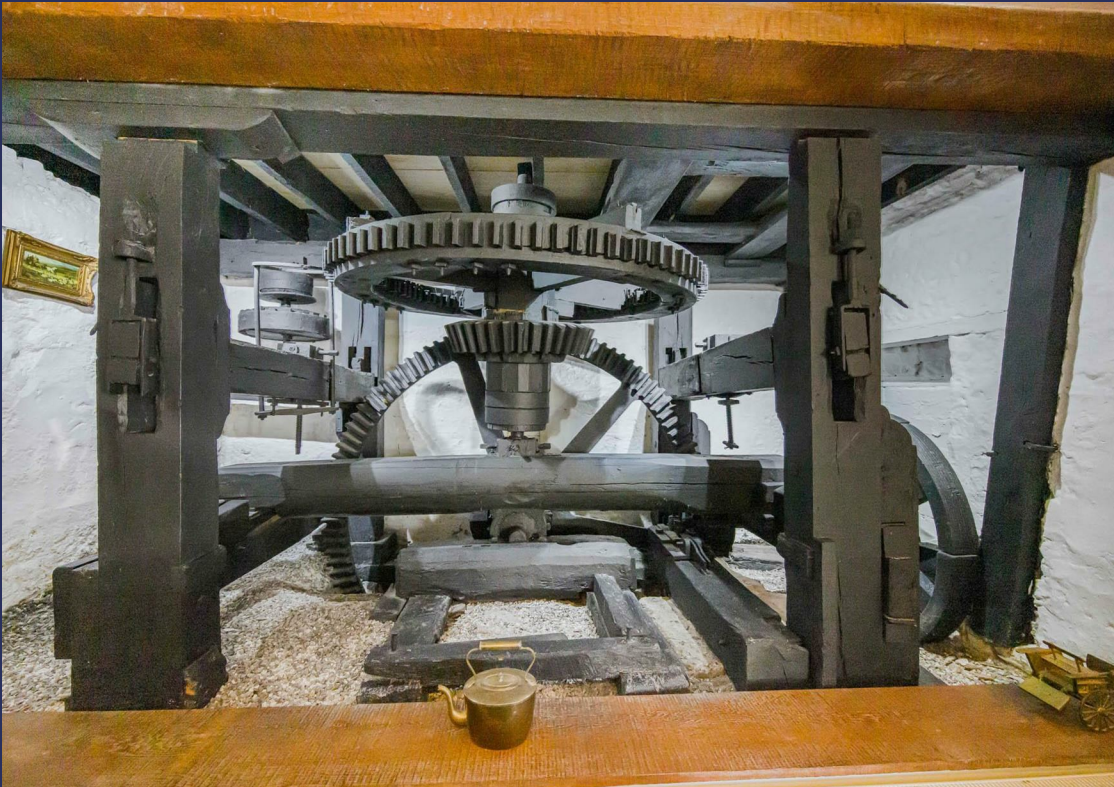
From Cowbridge head up the high street to the traffic lights and straight on to the main A48 road towards Cardiff. As you enter the village of Bonvilston turn right immediately before the Aubrey Arms and at the T-junction turn right. Keep along this road for some miles until you come to the first left turn by Pan Cross Farm. Go down the hill into the village and at the T-junction turn left passing the parish church and the Fox and Hound is on your right hand side. Turn right across the ford and first left just as you start to climb the hill. After a few yards you will recognise the Old Mill on your right hand side by the mill wheel at the end of the house.

From Cardiff take the A48 West out of Cardiff Culverhouse Cross. At the traffic lights between St Nicholas and Bonvilston turn left. After about a mile turn first right, sign posted Walterston and follow this lane into Llanarf. As you come down the hill into the village turn first right and The Old Mill is on your right.













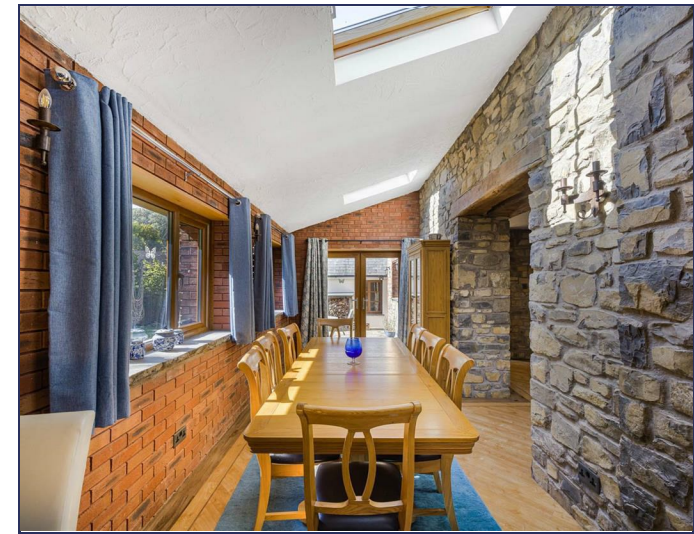
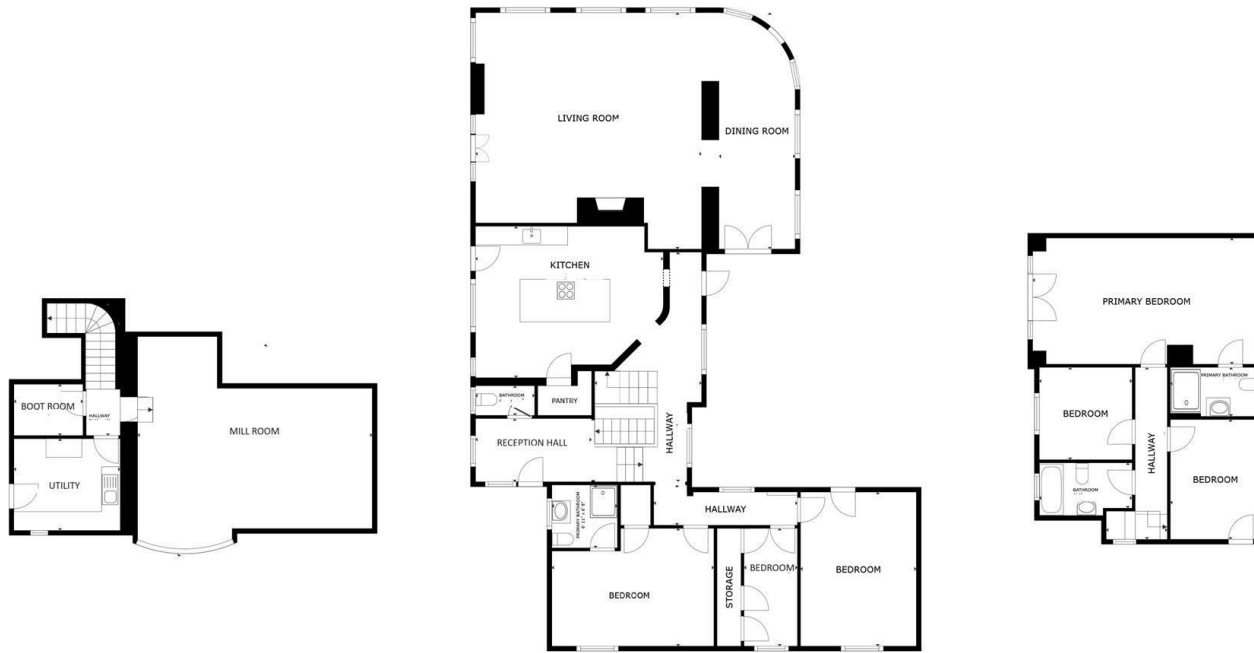












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