



Old Mill Farmhouse

Lettons Way | Dinas Powys | Vale Of Glamorgan | CF64 4BY

FINE & COUNTRY



Step inside

Old Mill Farmhouse

Fine & Country Cardiff are pleased to present to the market this charming six-bedroom cottage located in the highly sought after village of Dinas Powys.

Old Mill Farmhouse is a beautiful character cottage that dates back to the 1400s, retaining many original features such as Inglenook fire place, bread oven and exposed beams. The property has been lovingly restored over the years by its current owners who have enjoyed the property as their family home for many years, read their comments below:

Seller Insight:

When we first saw Old Mill Farmhouse it struck us as an ideal oasis. It is completely private and secluded, yet it is in the heart of the village, close to the village square, with the ruins of a Norman castle just at the top of the garden. No-one quite knew the house was there and we later found out that when it went on the market, there were two open days when almost the whole village went to view it out of curiosity!

We believe it is one of the oldest houses in Dinas Powys, built as a farmhouse to the mill next door in 1460 and mentioned in a will in 1533. We think it was extended in the 1830s and when we came across it, it had the appearance of a typical country cottage. We bought it in 1987, inheriting with it a cat, Tudor, who didn't want to move away. Then the work really started. It was unlined in, very ramshackle and with an overgrown garden. We set about the renovations one room at a time and really put heart and soul into the house.

Because of its history, the house has some lovely features. Some of our favourites are the beamed ceiling in the dining room and the exposed natural stone fireplaces. We love the downstairs lounge where there's an original inglenook fireplace with a bread oven to one side and a little salt drying shelf the other. The alcove beside the fireplace had a curved wall from the original 15th century staircase leading to the upstairs.

In the oldest part of the house, the walls are at least two feet thick, so in the summer, it is beautifully cool but in winter the walls provide great insulation and, with the log burner going, it is very cosy. Recently we took up the carpets in the downstairs lounge, hall and dining room and revealed the old flooring quarry tiles, boarding and some really ancient tiles, which could be original to the property.

In 1999 we commenced an extension, using a local architect and local builders. We tried to make it in keeping with the theme of a Welsh longhouse so we built into the bank and carried on the line of the roof. It has given us so much extra space and light and a second staircase which has improved the flow of the house. We had a great Millennium party there, before the oak floor was fitted. We left the tinsel and confetti with the date 2000 on it under the flooring and there is a time capsule buried in one of the walls.

The new, top lounge is perfect for us all to gather together as a family. It is a really lovely, sunny, bright and airy room with recently replaced bifold doors out to the patio.

It's a lovely house for entertaining, which we used to do fairly often for birthdays and anniversaries, with 40 to 50 people in attendance. It was ideal, with the big new lounge upstairs and the other, cosier rooms. It was great for kids' and adults' parties there was always plenty of space.

The garden is pretty special. It is a country-style garden, very secluded, with well-established trees and shrubs, mature apple and cherry trees and lots of fruit bushes. We even once had a vegetable patch. The different levels make it interesting and we have our own patch of woodland which is carpeted with daffodils, wild garlic and bluebells, depending on the season. It feels as if you are in the middle of the countryside. At the top of the garden there is room for a lovely summer house or home office, although there are enough rooms in the house to provide work from home space as well.



The house faces south and in fine weather it is baked in sun most of the day. Quite often when we came home from work we would sit on the top patio by the pond and waterfall and catch the late afternoon and early evening sun. But because of the apple and cherry trees, there is always shade if you need it.

** These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.*

Accommodation summary:

As you approach Old Mill Farmhouse from Lettons Way it would be easy to miss the property as it is tucked away in its own private spot. There is a set of steps that lead up alongside a sweeping driveway surrounded by trees, you will spot the sign at the bottom that displays the house name, which is about the only giveaway that there is a house located above. It is surprising that such a secluded property set in such a quiet spot could be so conveniently located for village life, this home really does offer the best of both worlds. Dinas Powys is a highly sought after residential area, offering fantastic schools, great village pubs, train station and easy access to the motorways.

The accommodation offers, entrance hallway, three reception rooms, conservatory, study, boot room, cloakroom, kitchen/breakfast room, six bedrooms and a sizeable plot to the front and side of the property along with ample parking for 4/5 vehicles.

The property would suit a range of buyers especially young families due to the excellent schooling facilities, and so much to do within close range of the property, from renowned walking trails, blue flag beaches, fashionable shopping, local amenities, Cardiff city centre only 4 miles away and the Brecon Beacons National Park less than an hour away there is plenty on offer to enjoy.





Location:

The property is set in a private spot, offering complete tranquillity, but the property is also just a few minutes walk to the main village – the village is best known for great schooling, picturesque walks, and local pubs

Private Schooling options:

Howells School:
Howell's School, Llandaff, Cardiff - A GDST School Howells Cardiff

Westbourne School Penarth:
Top Private School Cardiff UK Boarding School and IB Sixth Form Westbourne (westbourneschool.com)

St. Johns College:
St John's College (stjohnscollege.co.uk)

Cathedral School Llandaff:
<https://www.bing.com/newtabredir?url=http%3A%2F%2Fwww.cathedral-school.co.uk%2F>

Cardiff Steiner School:
Homepage - Cardiff Steiner School

Kings Monkton School:
Kings Monkton School - Home

Cardiff Muslim Primary:
Cardiff Muslim Primary School - Home (cmpswales.org)

Cardiff Montessori School:
Home Cardiff Montessori S (cms.cardiff.sch.uk)

Directions:

What3words: ///vast.wire.lovely



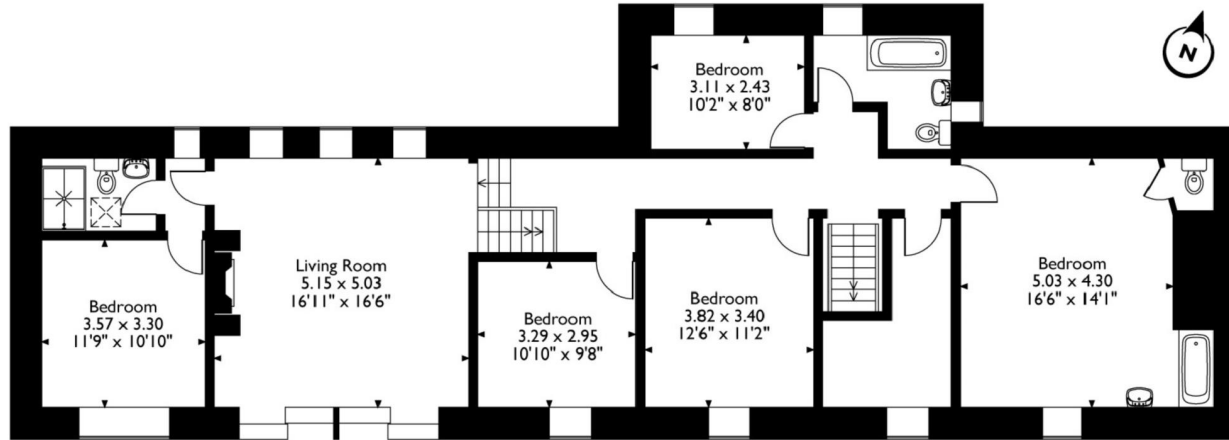


Step outside

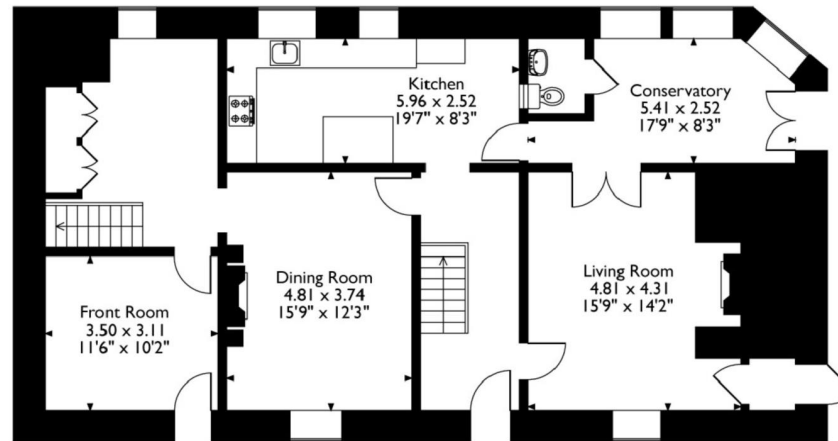
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Old Mill Farmhouse, Lettons Way, Dinas Powys



First Floor



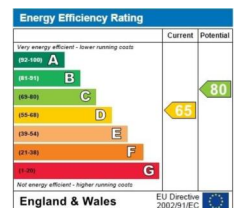
Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: CF64 4BY | Tenure: Freehold | Tax Band: G | Authority: Vale of Glamorgan | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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