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Brynna Mill Church  
Street  
Brynna, Pencoed, CF72 9QP

Brynna Mill Church Street

Guide Price £845,000

**\* PART EXCHANGE CONSIDERED\***

Detached converted and extended Mill of great character and charm, offered for sale with extensive parking and a good set of outbuildings, together with land extending in all to approximately 3.3 acres. Potential for equine or kenneling business subject to consent.

Detached character house of great charm

Main entrance hall, living room, sitting room, study and large dual purpose, oak framed rear conservatory, kitchen with vaulted and glazed roof, utility room and ground floor shower room

4 bedrooms, bathroom, en-suite shower room and en-suite cloakroom to first and second floors

Detached stone barn with potential (subject to planning permission) for annexed accommodation/ leisure use

Excellent set of outbuildings including double garage summer house, 6 kennels with runs, 5 loose boxed and tack room

Substantial steel framed barn, lawned gardens, ornamental pond and timber storage building

2 rear fields, in all extending to approximately 3.3 acres

Lovely, quiet, rural setting





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Double glazed entrance door to HALLWAY (13'3" x 8'6"), flagstone floor, traditional spindled quarter turn staircase, cottage doors with braced handles to LIVING ROOM (17'5" x 23'7" max 13' min), beamed ceiling, double glazed windows to three elevations, recessed 'Clearview' wood burning fire in a stone chimney breast, secondary staircase to first floor. SIDE HALL, stable door to STUDY (12'2" x 9'7"), timber floor, double glazed windows, beamed ceiling 'Clearview' wood burning fire. SITTING ROOM (15'8" x 13'4"), beamed ceiling, double glazed window to side, double sided wood burning fire connecting to kitchen, glazed double doors to oak framed, rear CONSERVATORY (25'4" x 16'3" max 10'6" min), in two parts combining sitting and dining spaces, free standing wood burning fire, tiled floor. KITCHEN BREAKFAST ROOM (27'3" x 14'3"), pitched beamed ceiling with glazed lantern section, 'Shaker' style cream base and wall

cupboards with inset one and a half bowl sink and mixer tap, integrated dishwasher and wine chiller, cooking range and American style fridge freezer to remain. Ground floor BATHROOM (9' x 6'8"), tiled floor and walls with white double ended bath, low level WC, carved stone wash hand basin and walk in shower with glazed shower screen, chrome heated towel rail. UTILITY ROOM (9' x 6'5"), floor mounted, oil fired central heating boiler, space and plumbing for washing machine, stable door to side.

LANDING, recessed cupboards, double glazed window and door to MASTER BEDROOM (17'8" max x 14'4"), extensive built in wardrobes, double glazed windows, EN-SUITE SHOWER ROOM (6'9" x 5'6"), fully tiled to floor and walls, white low level WC and wash hand basin with vanity cupboard, walk in shower cubicle with fixed glazed screen, chrome heated towel rail.

SIDE LANDING connecting to secondary staircase. BEDROOM 2 (10'9" x 8'8"), laminate floor, double glazed windows and built in double wardrobe. BEDROOM 3 (13'5" x 9'10"), laminate floor, double glazed windows, pitched and beamed ceiling, built in wardrobes. FAMILY BATHROOM (8'3" x 6'9"), corner bath with spa jets, wash hand basin

on a timber stand and low level WC. Staircase rises from main landing to second floor, circular window with rural views to front and door to BEDROOM 4 (21' x 12'10"), pitched and beamed ceiling, double glazed windows and door to EN-SUITE CLOAKROOM (5' x 5'3"), low level WC and pedestal wash hand basin, double glazed Velux window.

Timber double gates leading to a sweeping driveway extending around a substantial stone built BARN, gross floor area of around 720 sq ft, offering considerable potential for conversion. The driveway extends to the rear of the property where there is extensive parking with access into the main garden area combining front and rear lawns, flagstone sitting area and range of buildings including oak framed SUMMER HOUSE (12'10" x 7'), extending into a large covered sitting area. Adjacent double KENNEL with run, garden WC adjacent and brick pavia driveway leading to a detached GARAGE (20' x 19'), roller door, ceramic tiled floor, windows and pedestrian doors to side. Timber double gated lead from the driveway into an informal garden, again lawned, with large pond and mature shrubbery and specimen trees which is flanked by two timber framed BUILDINGS ideal for general storage, workshops etc.

The gravel driveway leads to a fine set of buildings which include stone built single storey STABLE BLOCK containing five loose boxes with TACK ROOM to rear (this has been used in part as a dog grooming salon previously). Adjacent, are four KENNELS with two runs and substantial steel framed BARN (55' x 29') with two high electric roller doors. Beyond the buildings is a gravelled track where a timber farm gate gives access to the rear fields, arranged into two fields, split by a ranch fence. The second field also containing an established pond.



TOTAL FLOOR AREA : 2456 sq.ft. (228.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022.





### Directions

Off the M4 (Pencoed Junction), take the dual carriageway heading North, at the first roundabout take the second exit, and the second roundabout take the second exit and at the third roundabout, take the second exit towards Brynna. Travel up the hill, turn left opposite the Post Office which is on your right and follow the road out of the village a short distance where Brynna Mill lies on your right hand side.

### Tenure

Freehold

### Services

Mains water, electricity, oil heating and septic tank drainage  
 Council Tax Band F  
 EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

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