



Howe Mill Farm

St. Mary Church, Vale of Glamorgan, CF71 7LT



Exceptional six-bedroom period home near Cowbridge, beautifully renovated to an impeccable standard and set within approx. 7.074 acres of exquisitely landscaped grounds, complete with a double garage and elegant versatile outdoor spaces.

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Cowbridge: 1.5 Miles Cardiff: 16.5 Miles Bristol: 57 Miles
(all distances are approximate)

Distinguished 1850s period residence beautifully blending original character features with a comprehensive, high-specifications contemporary renovation.

Extensive and versatile living space with five elegant reception rooms, ideal for both formal entertaining and relaxed family living.

Stunning bespoke kitchen/breakfast room with handmade cabinetry, premium integrated appliances, central island and adjoining family living space.

Exceptional finish throughout with underfloor heating across both floors and meticulous attention to detail.

Impressive gated approach via coach house-style archway, leading to a substantial driveway and detached double garage with versatile loft room above.

Grounds in total extending to approximately 7.074 acres.



Situation

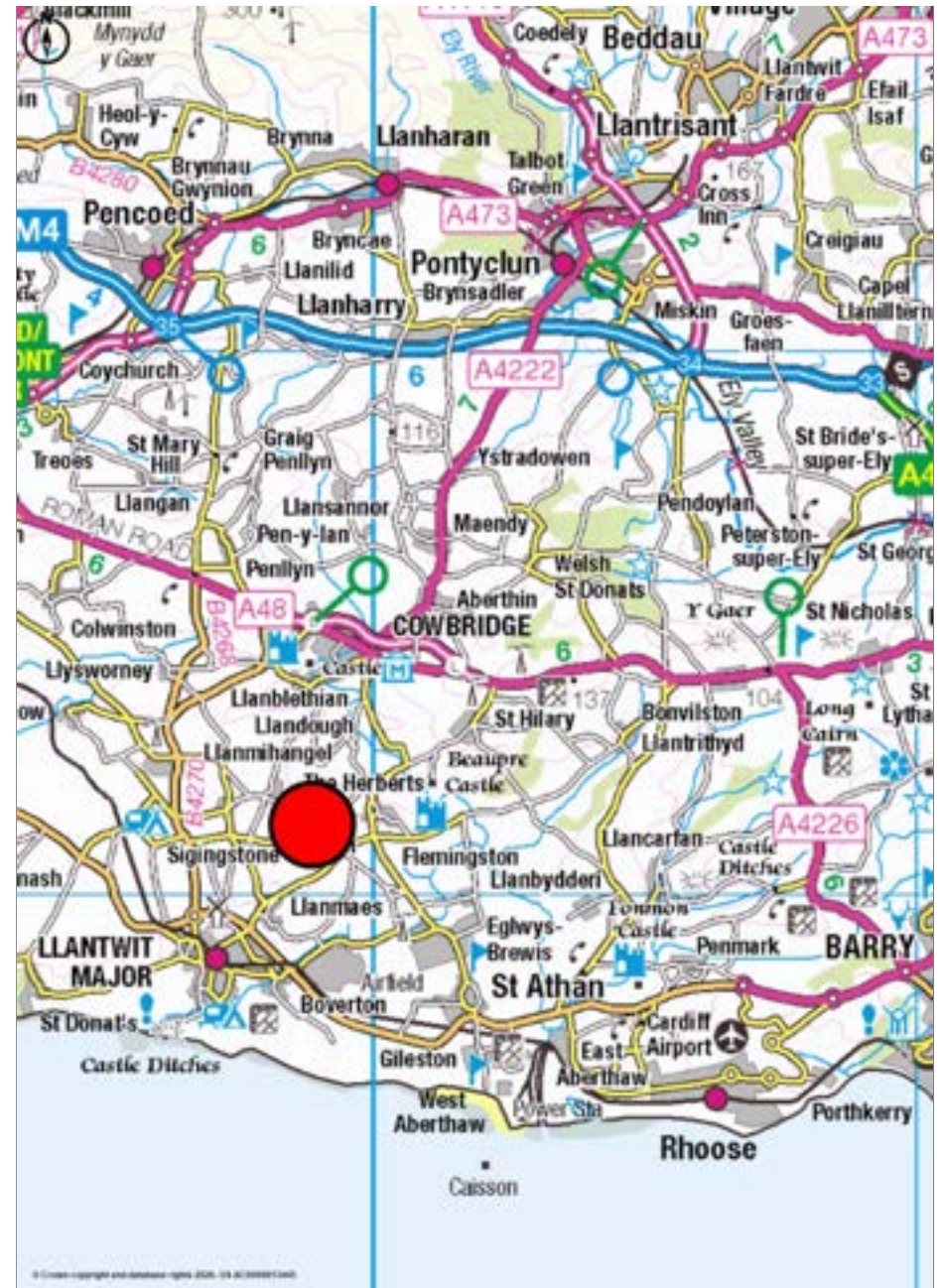
St Mary Church is a charming and highly regarded village nestled in the heart of the Vale of Glamorgan countryside. Surrounded by rolling farmland and scenic landscapes, the area offers a peaceful, semi-rural lifestyle while remaining exceptionally well connected.

Despite its tranquil feel, St Mary Church is conveniently positioned within easy reach of the historic market town of Cowbridge, which provides an excellent selection of boutique shops, cafés, restaurants.

The property also benefits from an excellent educational setting, being within the highly regarded catchment area for Cowbridge Comprehensive School. A convenient bus service collects directly from outside the house. Families are further well served by a strong selection of well-regarded primary schools, including Llanfair Primary School, situated just 0.4 miles away, approximately a one-minute drive, making this an ideal location for those seeking both convenience and quality education.

The location also benefits from excellent transport links, with straightforward access to the M4 corridor and A48 providing convenient routes to Cardiff, Swansea and beyond - making it ideal for commuters.

The nearby Heritage Coastline, with its dramatic cliffs, coastal walks and beaches, is just also just a short drive away. Combined with its idyllic setting, accessibility and community appeal, St Mary Church represents one of the Vale's most desirable village locations.





Magnificent residence of timeless elegance

Ground Floor Accommodation

This exceptional six-bedroom detached period property, with original parts dating back to 1850, offers a rare blend of timeless elegance and contemporary luxury, having been thoughtfully extended and fully renovated by the current owners.

Presented and maintained to an extremely high standard throughout, the home is a testament to quality craftsmanship and meticulous attention to detail.

The spacious accommodation is arranged over two floors and benefits from underfloor heating throughout. Five beautifully proportioned reception rooms provide a wealth of options for entertaining, relaxation, and family living, making it ideal for a large or extended family. The dining room and study, part of the original property have exposed stone fireplaces, within the dining room is an Esse cooking range. The lounge is a generous sized reception, with feature window overlooking the mill pond and chase. A wood burning stove is set in an ornate natural stone fireplace. The garden/ leisure room is filled with natural light with two pairs of French doors to both side aspects.

At the heart of the home lies the impressive kitchen/breakfast room, featuring bespoke handmade fitted units with complementary work surfaces and a central island incorporating a breakfast bar. There are integrated premium appliances and space for a range cooker. Leading off the kitchen is a comfortable dual aspect living room with arched windows flanking a wood burning stove, along with a practical utility room and boot room, perfectly suited to busy family life.









First Floor Accommodation

To the first floor, six beautifully proportioned bedrooms are thoughtfully arranged, each enjoying an abundance of natural light and captivating views across the surrounding grounds. The sense of space and tranquillity continues throughout, with each room designed to offer both comfort and elegance.

The principal suite provides a luxurious sanctuary within the home. This impressive space is complemented by a well-appointed dressing room and a striking en-suite bathroom, featuring a freestanding bath, ideal for relaxation, alongside a contemporary shower and steam room enclosure, finished to an exceptional standard.

Bedroom two also benefits from its own stylish en-suite shower room, providing added privacy and convenience for guests or family members. The remaining bedrooms are served by a superbly designed family bathroom, beautifully finished with high-quality fittings, a statement freestanding bath, and a generous spa-like, wet room-style shower enclosure.

Services - Mains electricity and water, electric air source heat pump heating, treatment plant drainage/ rainwater harvesting system.

Tenure - Freehold

Council Tax - Band H

Guide Price - £1,995,000

Energy Performance Certificate



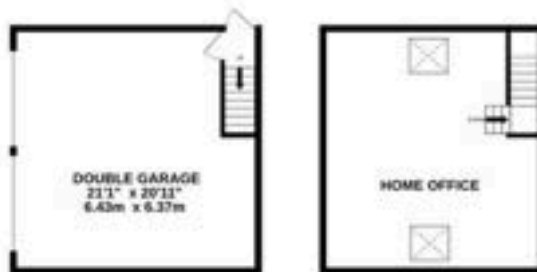


Floorplan

GROUND FLOOR
2045 sq.ft. (190.0 sq.m.) approx.



GARAGE & OFFICE SPACE
833 sq.ft. (77.3 sq.m.) approx.

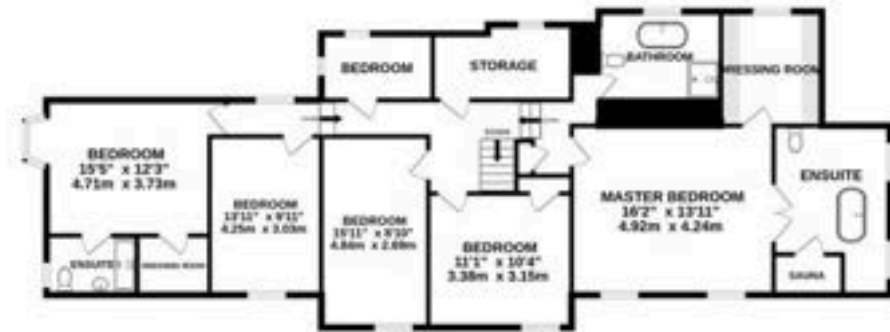


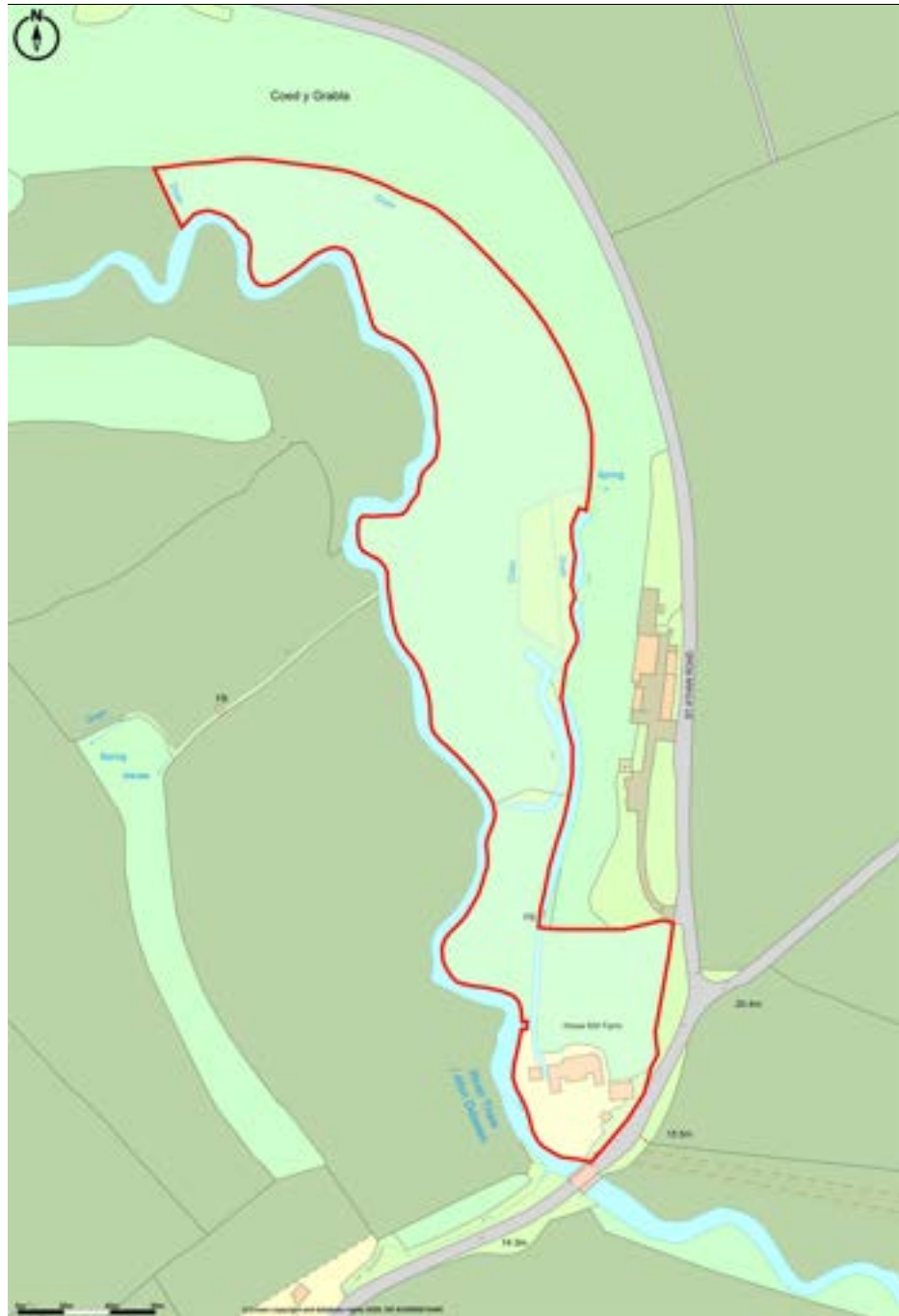
TOTAL FLOOR AREA : 4413 sq.ft. (410.0 sq.m.) approx.

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.

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1ST FLOOR
1536 sq.ft. (142.7 sq.m.) approx.





Outside

The property is approached via an impressive coach house–style arched entrance, creating a striking first impression and a wonderful sense of arrival. Remote-controlled double gates open gracefully onto a substantial resin-laid driveway, offering extensive parking for numerous vehicles and lending both practicality and prestige to the approach.

Positioned within the grounds, a detached double garage is complemented by a highly versatile loft room above, presenting an excellent opportunity for use as a home office, studio, gym, or potential ancillary accommodation, subject to any necessary consents.

To the rear, the extensive, beautifully maintained mature gardens are predominantly laid to lawn and feature an abundance of established trees, shrubs, and colourful flower borders, providing year-round interest and an exceptional degree of privacy. A series of tiered paved patio areas have been carefully designed to make the most of the setting, providing elegant spaces for al fresco dining, summer gatherings, and quiet enjoyment of the surrounding landscape.

To one side of the property lies a charming and idyllic garden area, centred around a picturesque millpond and gentle watercourse, which meanders attractively towards the River Thaw. This enchanting feature enhances the natural beauty of the setting and creates a tranquil, almost parkland-like atmosphere. Originally a historic mill, the property retains its enchanting original mill race, now a striking and tranquil feature. A driveway continues through to a large field bordered by mature hedgerow, making the grounds particularly suitable for equestrian use or a range of outdoor pursuits.

Altogether, the property offers grounds of exceptional beauty and functionality, extending in total to approximately 7.074 acres.





59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL

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