



St Quentin's Hill, Llanblethian, CF71 7JT  
**Offers in excess of £750,000**

BRINSONS & BIRT

The property is on the front cover of the book "Llanblethian Buildings and People" published by Cowbridge Records Society and is featured on pages 64 - 67. It is thought that there has been a watermill on this site since the 1200's but the existing mill is probably Victorian or possibly early 1800's. Its working life as a mill finished in 1947 and has been a house ever since.

It is a good size family house with four living rooms including a particularly fine drawing room and dining room. The kitchen/breakfast room provides the hub of the house. The river room has been added in more recent years and is a delightful spot to look out over the river and gardens as is the river terrace. On the first floor there are four good size bedrooms and two bathrooms and the full staircase leads up to the second floor which used to be two separate rooms and there is now one very large bedroom/sitting room with en-suite shower room and is ideal for granny/teenager style accommodation or could be converted back to two separate bedrooms if required. The property enjoys the benefit of gas fired central heating. The gardens are an absolute delight and are linked to the main house via small bridge over the river Thaw and enjoys view up the valley of the river Thaw towards Cowbridge.

The market town of Cowbridge is within walking distance and offers excellent local facilities including schools of excellent reputation for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, etc. Cowbridge is an attractive market town situated in the heart of the rural Vale of Glamorgan with the Heritage coastline just a few miles to the south. The good local road network brings major centres including the capital city of Cardiff, Newport, Swansea, Bridgend, Llantrisant, Barry etc all within comfortable commuting distance.

- Former Watermill
- Full of Character
- Five Bedrooms
- Three Bathrooms
- Four Reception Rooms
- Lovely Gardens

## Ground Floor

### Entrance Hall 14'3" x 6'3" (4.34m x 1.91m)

Wall to wall windows with central storm doorway and enjoying views out over the front courtyard.

### Drawing Room 31'6" x 14'3" (9.60m x 4.34m)

An impressively proportioned principal reception room with two windows with window seats looking out to the front. This was probably the original entrance to the mill and between the two windows glazed french doors lead to a small porch with glazed storm doorway leading out to the front. Beamed ceiling. Four wall light points. Clearview wood burning stove set in stone fireplace with arched beam over and stone chimney breast stretching to ceiling height. Flagstone hearth. Stairway to first floor.

### Dining Room 22' x 12'3" (6.71m x 3.73m)

Another finely proportioned reception room with bow window to the front and beamed ceiling.

### River Room 21'3" x 16'9" (6.48m x 5.11m)

Slightly irregular in shape and a more recent addition to the property but done with style in keeping with the character of the house and to take particular advantage of a lovely outlook over the river. Pitched beamed ceiling with exposed timbers. Decorative slate floor. Two windows overlooking the river and further window overlooking the courtyard.

### Kitchen/Breakfast Room 16' x 14'3" (4.88m x 4.34m)

Recently comprehensively re-fitted with extensive range of matching wall and base units finished in blue-grey with granite work surfaces and upstands. Features include built under Neff dishwasher with decor panel, deep Franke stainless steel bowl with grooved drainers either side, Rangemaster Professional deluxe range finished in cream with granite back plate and matching filter hood over, full height racked larder units, built under Neff fridge/freezer with decor panel, large matching island unit with drawers and cupboards and incorporating breakfast bar, range of wall cupboards including built in Neff microwave. Tiled floor. Beamed ceiling with inset lighting. Two windows to the rear and two windows to the front via the entrance hall.

### Utility Room

Slightly irregular shape. Quarry tiled floor. Timber work surface with space and plumbing for washing machine and space and venting for tumble drier. Space for fridge etc. Wall mounted gas fired boiler which heats the central heating system and domestic hot water supply. Window with riverside view. Glazed storm doorway leading out the river terrace.

### Study 9' x 7'6" (2.74m x 2.29m)

Plus entrance lobby. Bow windows. Doorway to outside.

### Cloakroom

Modern suite in white comprising low level wc and wash hand basin. Tiled splashback. Beamed ceiling. Opaque glazed window.

## First Floor

### Landing

Stairway from drawing room with doorway at top of the stairs. Beamed ceiling. Two wall light points. Window to side. Shelved storage cupboard. Stairway to second floor.

### Bedroom One 18'9" x 10'3" max (5.72m x 3.12m)

Windows on two sides enjoying delightful views including the outlook over the river. Beamed ceiling. Two double fitted wardrobes. Shelved airing cupboard.

### En-Suite Master Suite Bathroom One

Suite comprising low level WC, wash hand basin and glazed shower cubicle. Beamed ceiling. Window to front.

### Bedroom Two 14'9" x 13'9" (4.50m x 4.19m)

A well proportioned room with windows on two sides enjoying attractive views. Measurements not including two double fitted wardrobes either side of recessed window which enjoys riverside views.

### Bedroom Three 12'9" x 12'3" max (3.89m x 3.73m)

Slightly L shaped. Window to front. Deep walk in storage cupboard with electric light and potential space for a shower room.

### Bedroom Four 11'3" x 11'3" (3.43m x 3.43m)

Pitched and beamed ceiling with window to front.

### Bathroom Two

Suite in white comprising sunken bath, wash hand basin set into vanity unit and low level wc. Walls fully tiled. Inset ceiling lighting. Opaque glazed window.

## Second Floor

### Landing

Straight stairway from first floor. Useful storage areas and cupboard. Boarded floor.

### Bedroom Five 16'6" x 12'6" (5.03m x 3.81m)

Measurements include en-suite and cupboard. Pitched and beamed ceiling. Boarded floor. Window to front.

## Bathroom Three

En-suite with Bedroom Five. Suite comprising tiled shower. Low level WC and pedestal wash hand basin.

### Sitting Room 15' x 9'3" (4.57m x 2.82m)

Max slightly L shaped. Open plan with Bedroom Five but potentially could be made into self contained room if required. Pitched and beamed ceiling. Boarded floor. Window enjoying views. Velux roof lights.

## Outside

Stone wall to Piccadilly with densely stocked shrubbery borders. Driveway entrance to large parking area which in turn leads to the detached garage (17'6" x 16') with electric up and over doorway, electric light and power. Adjoining store room (9'9" x 4') with internal access to workshop (17'6" x 5') with internal access to garage and outside door. From the parking area wrought iron double gateway leads via a paved path to the bridge over the river Thaw to the front courtyard and then on to the front door. This very pretty courtyard area is ideal for use as a sitting area or dining area. Alongside the entrance path is an attractive water garden feature with ponds surrounded by flagstones and shrubbery borders. The substantial main garden is laid principally to lawn and enjoys a view down the meadow land of the river Thaw towards Cowbridge. There is a detached timber built summer house (12'9" x 10') with pitched roof. Internally one large room with boarded floor, electric light and power and cold water supply. Double doors lead out to a covered veranda and then on to the terrace. To the rear of the summerhouse is a useful vegetable garden area with greenhouse. The river Thaw runs between the main garden and the house. This provides a most attractive backdrop to this very pretty house and garden. On the house side of the river there is an attractive terrace (about 27' x 16') narrowing at one end and overlooks the river. This is laid to flagstones with contemporary chrome post and wire fencing. Water point, electric light and power. A lovely spot to sit and look out over the river towards the garden.

## Services

Mains water, gas, electricity and drainage. Central heating by mains gas.

## Directions

From our offices at 67 High Street, turn left and then first right at the Duke of Wellington. Go through the town arch along Town Mill road around the bend across the river Thaw and up the hill to the T junction. Turn right go past St Quentins castle and turn right and go down St Quentins hill. The Mill is the property at the bottom of the hill on the right hand side. Continue on across the river and turn right into the driveway.

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