



Lydmore Mill Dyffryn

CF5 6SU

Offers In Excess Of £1,150,000

HARRIS & BIRT



Lydmore Mill is a historic water mill with Georgian influence, now a unique smallholding comprising house, stables, detached outbuilding and attractive pasture situated in the Dyffryn Valley offering excellent semi -rural location with easy access to Barry, Cowbridge, Cardiff and the M4 corridor alike but offering idyllic privacy and seclusion.

In total the parcel sits in 8.58 acres of quality pasture. The vendors have resided since the late 1970's and this is always a glowing recommendation of the quality of property - in that timeframe the land has used the land mainly for equestrian purposes. The property is accessed via an adopted highway that traverses into a private lane.

The property itself is spacious, circa 3,600 sq/ft, and benefits from an abundance of character. There are Georgian influences throughout with double pillared entrance and whilst the property has been extended profusely, there is still potential for further development. Accommodation throughout briefly comprises; double height entrance vestibule, cloakroom, drawing room, snug, dining room, inner hall, WC, study, boiler room, utility, breakfast room and kitchen. There is a main stairwell from entrance vestibule and a further secondary stairwell from inner hall. The first floor benefits from large master suite with master bedroom, dressing room and en suite, bedroom 2, bedroom 3 and bathroom 2. There is a further en suite bedroom 4 and bedroom 5 to the Northern wing of the property.

There is an impressive stable block that benefits from power and light, sizeable foaling stables under a slate pitched roof and concrete base. There is a further outbuilding that is double height and provides excellent potential for conversion, currently in use as workshop and store room.

- Unique 8.58 Acre Smallholding
- Stables, Workshop & Detached Garage
- Flat, Level Pasture Throughout
- Further Development Potential
- Sizeable Georgian Influenced Detached Property
- Wonderfully Semi-Rural Location
- Easy Commuting Access
- EPC:

Accommodation

Ground Floor

Entrance Vestibule 16'0 x 11'1 (4.88m x 3.38m)

The property is entered via wooden front door to open entrance vestibule with double height. Intricate coving and ceiling rose. Drop down pendant light fitting. Double glazed window. Stairs lead up to first floor landing. Further skimmed walls. Tiled flooring. Fitted radiator behind decorative radiator cover. Inset internal glazed window through to living room. Communicating door to WC.

WC 4'10 x 3'11 (1.47m x 1.19m)

Two piece suite comprising low level WC and wash hand basin set into vanity unit with tiled splashback. Opaque wooden glazed window. Skimmed walls. Inset intricate coving, ceiling rose and picture rail. Fitted radiator.

Inner Hall 14'3 x 20'1 (4.34m x 6.12m)

Accessed via a glazed wooden doorway. Good sized inner hall. Intricate coving. Skimmed walls and ceiling. Inset LED spotlighting. Fitted carpet. Fitted radiator. Wooden glazed window to front elevation. Communicating door to living room.

Living Room 16'11 x 18'5 (5.16m x 5.61m)

Dual aspect via two wooden glazed windows. One picture window to side elevation. Curved ecclesiastical bay window to rear, enjoying pretty views across countryside beyond. Inset intricate coving. Fitted picture rail. Skimmed walls. LED spotlighting. Fitted carpet. Fitted radiator.

Study 9'10 x 12'11 (3.00m x 3.94m)

Accessed via inner hall. Wooden glazed windows to rear elevation. Skimmed walls. Inset coving with ceiling rose. Fitted carpet. Fitted radiator. Plenty of space for desk and shelving. Wooden glazed window to rear elevation to inner hallway.

Dining Room 14'2 x 14'7 (4.32m x 4.45m)

Excellent sized secondary reception space. Wooden glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Wooden block flooring. Fitted radiator.

Rear Hall 15'0 x 4'10 (4.57m x 1.47m)

Accessed from the L-shaped inner hall to good sized rear hall. Skimmed ceiling with down lighting. Tiled flooring. Skimmed walls. Half-glazed pedestrian door to side. Inset stair hall with secondary stair leading up to first floor secondary landing. Communicating door opens through to utility.

Utility 8'3 x 9'11 (2.51m x 3.02m)

A range of fitted wall and base units in a shaker style. Wooden worktops. Tiled and tiled splashbacks. Plenty of space for stacked washer-dryer. Further space under set. Double chrome sink and drainer with mixer tap and separate fitting. Wooden glazed window to rear elevation. Cupboard housing oil fired central heating boiler.

Sitting Room/Snug 15'8 x 9'7 (4.78m x 2.92m)

Good sized study space/ sitting room. Wooden fully glazed patio doors opening out onto rear gardens. Fully skimmed walls. Coved and skimmed ceiling. Chrome LED spotlighting. Range of fitted office furniture. Wood oak laid flooring. Cupboard situated under secondary stair.

Cloakroom 7'9 x 2'11 (2.36m x 0.89m)

Two piece suite comprising low level WC and wash hand basin set into vanity unit with tiled splashback. Wooden double glazed window to side elevation. Skimmed walls. Coved and skimmed ceiling. Fitted radiator. Terracotta tiled flooring.

Kitchen/Breakfast Room 13'10 x 20'7 (4.22m x 6.27m)

An attractive open plan space that provides the heart of the home with a shaker style country kitchen. Features to include country cream fitted wall and base units set under and

over an oak laid worktop with peninsular breakfast bar. Inset double China Belfast sink with chrome mixer tap and underset open shelving. Plenty of space for American style fridge/freezer. Eyeline fitted microwave in a sleek chrome finish. Britannia cooker and hob with electric induction six ring hob and double electric oven. Britannia chrome chimney extractor. Three pull out larder units with plenty of space for cupboard storage. Further wine rack. Wooden glazed window to front elevation with mosaic tiled splashback. Further skimmed walls. Coved and skimmed ceiling. LED chrome spotlighting. Quarry tiled flooring. Oak set of patio doors to rear elevation. Wooden patio doors open out onto terrace. Pedestrian side door opens out to side.

First Floor

Galleried Landing 12'11 x 21'4 (3.94m x 6.50m)

A good sized gallery landing overlooking entrance hall. Natural light via range of wooden glazed windows to front elevation. Skimmed walls. Intricate coved ceiling. Downlighting. Fitted carpet. Radiator set behind decorative radiator cover. Communicating door opens through to bedroom one.

Master Suite Bedroom One 17'11 x 19'1 (5.46m x 5.82m)

An excellent sized double bedroom with wooden double glazed dual aspect window to either elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Doorway opens through to dressing room.

Dressing Room 6'3 x 12'2 (1.91m x 3.71m)

An excellent sized room with a range of fitted furniture. Wooden glazed window to side elevation. Papered walls. Skimmed ceiling. Chrome downlighting. Fitted carpet. Fitted radiator.

Master Suite Bathroom One 10'7 x 14'10 (3.23m x 4.52m)

Five piece suite comprising wood panelled bath with brass taps. His & hers wash hand basins set into an oversized vanity unit with mirror and fitted pelmet lighting. Low level WC. Walk-in quadrant shower cubicle with integrated chrome shower and shower head attachment. Fully papered walls with tiled splashback. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Wooden glazed window to rear elevation.

Rear Landing 17'10 x 11'2 (5.44m x 3.40m)

Situated on an L-shape. Wooden glazed window to rear elevation. Fully skimmed walls and ceiling. Fitted carpet. Fitted radiator. Access to loft via hatch.

Bedroom Three 13'5 x 15'2 (4.09m x 4.62m)

Another good sized double bedroom. Wooden glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Inset ceiling rose. Fitted carpet. Fitted radiator. Six-door run of fitted wardrobes.

Bedroom Four 13'9 x 8'10 (4.19m x 2.69m)

Another good sized double bedroom. Wooden glazed window to front elevation. Papered walls. Textured finished ceiling. Inset ceiling rose. Fitted carpet. Fitted radiator. Fitted wall lights. Range of built in bedroom furniture and dressing table.

Bathroom Three 10'4 x 11'2 (3.15m x 3.40m)

Four piece suite comprising quadrant shower cubicle with integrated shower and shower head attachment. Wood panelled bath with brass mixer tap. Low level WC and wash hand basin with brass taps set into vanity unit. Wooden glazed window to rear elevation. Papered walls. Textured finished ceiling. Fitted carpet. Fitted radiator.

Rear Stair Landing 5'10 x 19'6 (1.78m x 5.94m)

Providing access to the secondary stair from the rear hall on the ground floor. Wooden glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Communicating door offers access to suite bedroom two and bedroom five.

Suite Bedroom Two 13'1 x 9'6 (3.99m x 2.90m)

A good sized double bedroom. Wooden glazed window to side elevation. Papered walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Doorway through to en suite.

Suite Bathroom Two 5'9 x 9'9 (1.75m x 2.97m)

Quadrant shower cubicle with electric shower and shower head attachment. Low level WC and pedestal wash hand basin set into vanity unit, Window to side elevation. Range of papered walls with fitted dado rail. Coved and skimmed ceiling. Tiled flooring. Fitted radiator. Built in bathroom storage.

Bedroom Five 6'11 x 9'9 (2.11m x 2.97m)

A good sized single bedroom. Wooden glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

Outside

Detached Stable Block 70' x 24' (21.34m x 7.32m)

An excellent sized detached stable block with a range of six good sized loose boxes. All with storm shelter and of brilliant size. Plenty of space for foaling stable and internal turn out to rear. Power and light. The rear stable is currently in use as a storage facility.

Detached Workshop/Outbuilding 16' x 22' (4.88m x 6.71m)

Another good sized space. Access to rear. Pitched roof and double-skinned construction.

Detached Garage/Office 23'4 x 26'4 (7.11m x 8.03m)

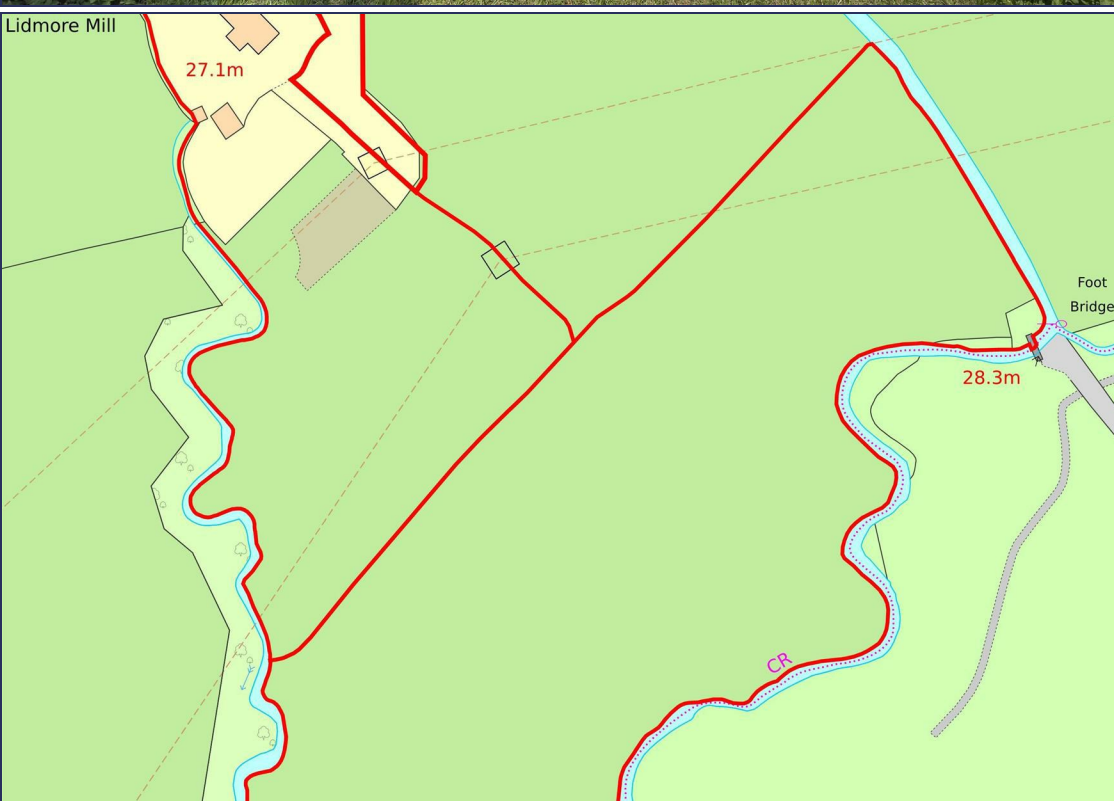
Timber doors open through into good sized garage. Power and light. Pedestrian side door offers open tread staircase access to first floor. Ample storage space. Wooden glazed windows to side elevations. Block construction. Pitched roof in slate. Rooms in the eaves that could easily be converted into annexed accommodation.

Gardens & Grounds

The property is accessed via a pretty private driveway through a double five bar gate. Tarmacadam laid Cotswold stone forecourt leading to the Georgian pillared frontage. A range of mature trees, beds, borders and shrubbery throughout. A trickling brook makes its way through the property. The property stands in circa 8.58 acres of which circa 1 acre of gardens and grounds. Mainly laid to lawn and provides access to the multiple equestrian facilities that sit around the dwelling. Further access to the pasture and fields beyond to the south. The land is excellent grazing and pasture with two main paddocks that span circa 8 acres in total with a good sized turn out area.

Services

Oil fired central heating. Mains water and electricity. Cesspit. Fitted for fibre broadband.











FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,793 sq.ft. FLOOR 2 1,750 sq.ft.
 TOTAL : 3,543 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

