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Millands House
Llanmaes, Vale of
Glamorgan, CF61 2XR

Millands House

Asking price **£750,000**

Substantial flexible six bedroom detached character house set in gardens and orchard with extensive parking and substantial detached two storey garage building.

Fabulous, extended 6 bedroom farmhouse offering flexible living and potential annexed accommodation

Entrance hall, living room and dining room with inglenook fireplace, large farmhouse style kitchen, utility room and cloakroom

Study, sitting room and family room

Master bedroom, galleried landing to en-suite shower room and walk in wardrobe

Guest bedroom with en-suite shower room, 4 further bedrooms and family bathroom

Extensive mature gardens and orchard

Generous parking and detached garage with storage over

Delightful semi rural village location





Substantial flexible six bedroom detached character house set in gardens and orchard with extensive parking and substantial detached two storey garage building.

Open fronted entrance porch with oak door to HALLWAY, wide staircase to first floor, flagstone access to farmhouse style kitchen and understairs cupboard. LIVING ROOM (18'2" x 14'10"), a lovely feature room with beamed ceiling, recessed fireplace with natural stone surround and small paned double glazed window to front elevation. DINING ROOM (15'3" x 13'), flagstone floor, beamed ceiling and double glazed window to front garden, magnificent inglenook style fireplace with original bread oven and cupboard to side.

Farmhouse style KITCHEN BREAKFAST ROOM (23'5" x 16'10"), a range of hand built fitted cupboards with granite worktops and white Belfast style sink, gas fired red and black AGA and separate 'Smeg' gas hob. Slate floor, beamed ceiling, double glazed window and door to rear garden and driveway. UTILITY ROOM (7'10" x 9'), cupboards and wall shelving, roll top work surface with sink and

drainer, wall mounted 'Worcester' combination boiler and double glazed window to rear. CLOAKROOM (9' x 3'6"), white low level WC and wash hand basin with tiled splashback. STUDY (12'3" x 7'2"), slate tiled floor, double glazed window, colourwashed natural stonework with small original fireplace leading to SITTING ROOM (19'3" x 15'8"), oak floor, double glazed French doors and window to garden and gallery with glazed balustrade over. HOME OFFICE/ PLAYROOM (15'9" x 14'5"), oak floor, recessed lighting and double glazed window to rear.

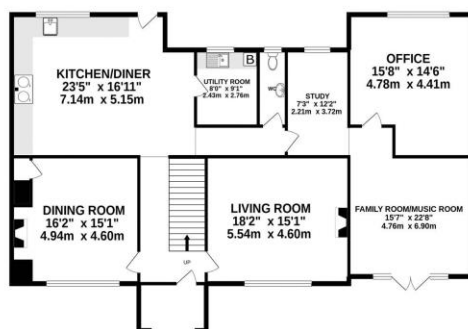
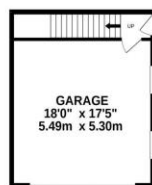
First floor accommodation includes an impressive master bedroom suite including BEDROOM 1 (18'6" x 15'), pitched and beamed ceiling, double glazed small paned window overlooking front garden, exposed natural stonework and door to GALLERY with glazed balustrading overlooking the sitting room and doors off to EN SUITE BATHROOM (11'7" x , white panelled bath, wash hand basin with vanity cupboard and low level WC, oak floor, chrome heated towel rail and airing cupboard with slatted shelving. WALK IN WARDROBE (6'6" x 8'10"), containing

free standing open fronted wardrobes. BEDROOM 2 (15'2" x 11'7"), recessed wardrobes, part pitched and beamed ceiling and double glazed window to front garden. BEDROOM 3 (9'10" x 11' max 8'2" min), L shaped room with built in wardrobes and double glazed window to front elevation. BEDROOM 4 (12'2" x 11'5"), oak floor, double glazed windows to rear, large built in walk in wardrobe and door to EN SUITE SHOWER ROOM (10' x 5'), white wash hand basin with low level WC, and fully tiled shower cubicle with glazed entry door, frosted double glazed windows. BEDROOM 5 (12'3" x 12'9"), oak floor, centre light, loft hatch and double glazed window to rear. BEDROOM 6 (8'10" x 6'10"), single room with double glazed window to rear elevation and driveway. FAMILY BATHROOM (11'6" x 8'10"), traditional white suite including roll top claw foot bath, low level WC and wash hand basin with vanity cupboard, large fully tiled shower cubicle with glazed entry door, polished floorboards and frosted double glazed windows.

Access is via a shared private lane with timber gate to a large block paved driveway and parking area, detached GARAGE (17'10" x 17'4"), electric up and over door, door to store cupboard and rear hallway, staircase to STORE ROOM above (20'6" x 18'), double glazed windows to front, side and rear elevations. Rear lawn and covered sitting/storage area with side path to private, southerly front garden, flagstone paving and lawn with views towards St Cattwg's Church.

Wrought iron gate leads from the rear lawn to the ORCHARD/KITCHEN GARDEN with mixed fruit trees, vegetable plot, raised herb beds, fruit bushes, a timber framed summer house with paved sitting area.

GROUND FLOOR
2525 sq.ft. (234.6 sq.m.) approx.



1ST FLOOR
1429 sq.ft. (132.7 sq.m.) approx.



TOTAL FLOOR AREA : 3954 sq.ft. (367.3 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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Directions

From our Cowbridge office travel in an Easterly direction up the High Street to the traffic lights. Turn right at the traffic lights and follow this road past 'The Herberts' and St Mary Church taking the next turning right towards Llanmaes. Drive into the Village, bear left past the 'Blacksmiths Arms' public house and follow the road. Before reaching the Church, turn left up a private shared driveway which gives access to Millands House.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage
Council Tax Band H
EPC Rating

Energy performance certificate (EPC)

<p>MILLANDS HOUSE LANE JUNCTION FROGLANDS FARM TO LLANMAES VILLAGE VIA CARRIVAN PARK LLANMAES CF61 2NR</p>	<p>Energy rating</p> <p>C</p>
<p>Valid until 30 September 2030</p>	<p>Certificate number 0010-2201-7010-2420-1671</p>

Property type
Detached house

Total floor area
312 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-tenant-guidance>.

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Viewing strictly by
appointment through
Herbert R Thomas

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