

FOR SALE BY PUBLIC AUCTION

Gigman Mill

Near St. Hilary, Vale of Glamorgan



Joint Auctioneers

W. H. COOKE & ARKWRIGHT

Chartered Surveyors
20 Churchill Way
Cardiff
Telephone 388208/9

WATTS & MORGAN

Chartered Surveyors
81 High Street
Cowbridge
Telephone 3495/7

On Instructions from Mr. and Mrs. Denys Axel-Berg

Gigman Mill

A CHARMINGLY MODERNISED CORN MILL DATING FROM THE EARLY SEVENTEENTH CENTURY
SYMPATHETICALLY CONVERTED INTO AN ATTRACTIVE COUNTRY RESIDENCE IN IMPECCABLE
ORDER THROUGHOUT

HALL - DRAWING ROOM - DINING ROOM - STUDY - DINING KITCHEN - PLAYROOM
UTILITY ROOM AND LAUNDRY - TWO BATHROOMS - FOUR BEDROOMS — POTENTIAL
FOR THREE OR MORE FURTHER BEDROOMS — ALSO DETACHED STAFF FLAT - AMPLE
GARAGING - LOOSE BOXES - TACK ROOM - ETC.

SET IN APPROXIMATELY FOUR ACRES

FOR SALE FREEHOLD BY PUBLIC AUCTION

(Unless Sold Previously by Private Treaty)

at

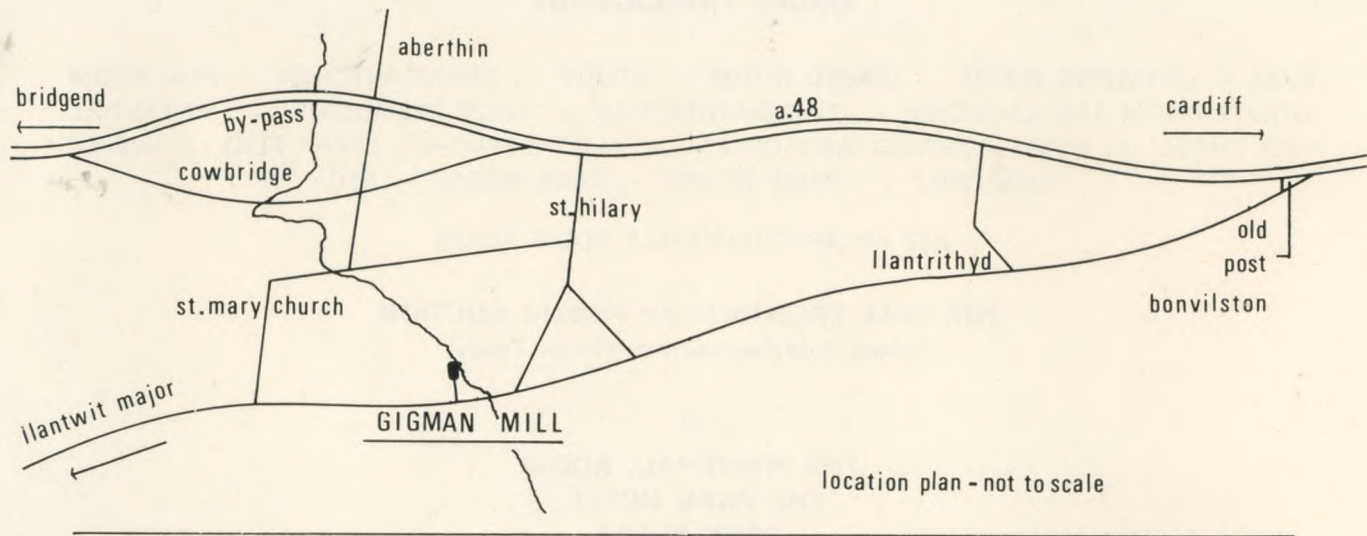
**THE WHITEHALL ROOM
THE PARK HOTEL
PARK PLACE
CARDIFF**

on

THURSDAY, 12th APRIL 1973

at

3 p.m. prompt



SITUATION AND DESCRIPTION

This is truly a unique property, and it is difficult to adequately describe the serene beauty of this lovely and historic building which must be seen to be appreciated. Located at the head of a picturesque valley in a setting of quiet pasture and spacious lawns bordering the river Thaw, a noted and well stocked Trout stream which used to provide power for the water wheel when Gigman was a working mill up to some fifty years ago. Although situated in the heart of some of the most delightful and unspoiled countryside in the Principality, it is by no means isolated, and is approximately eleven miles from Cardiff, nine miles from Bridgend and thirty miles from Swansea, with easy access to the M.4 Motorway—London being some two hours drive. The market town of Cowbridge is within two miles with good shopping and other facilities, whilst Glamorgan Airport is some twenty minutes by car.

The property can be reached from the A.48 road, turning at the "Old Post", Bonvilston, or through St. Hilary Village—See Sketch Plan.

Gigman Mill is approached along a 120 yard tarmacadam drive opening onto a tarmacadam stable yard leading to a stone flagged courtyard adjoining the Mill. The residence is built of mellowed stone walls, white rendered in parts, and having a thickness of some three feet under a slate roof. The detached outbuildings are also of matching construction. The residence is set in some four acres bordered by the river Thaw and has delightful views over the surrounding open country-side.



THE ACCOMMODATION

(Central Heating to the main residence and a generous supply of 13 amp power points throughout).

The Residence is approached via a stone flagged Court Yard leading down to the main entrance door opening onto the—

ENTRANCE LOBBY	With quarry-tiled floor, leading immediately into—
MAIN HALLWAY	16ft. 7in. x 9ft. Beamed ceiling, three wall lights, door to—
VESTIBULE/CLOAKROOM	Thermoplastic tiled floor, door to outside.
BATHROOM	With panel bath, pedestal wash-hand basin, low-level w.c., half tiled walls, thermoplastic tiled floor, shaver point.
DRAWING ROOM	A superb room measuring 25ft. x 15ft. 6in., beamed ceiling, natural stone open flagstone hearth fire-place with original recessed stone bread oven, having attractive concealed lighting, fitted open Rayburn grate with canopy. This most unusual stone fire-place is complemented at the opposite end of the drawing room by a natural stone wall feature with an illuminated alcove having an original wooden lintel to the arch. There are five wall light fittings and the window-sills are of solid light oak to their full depth.
DINING ROOM	13ft. 9in. x 13ft. 6in. Overlooking the lawned gardens and river towards open countryside.
STUDY	10ft. 8in. x 7ft. 10in. Fitted book shelves, telephone point.
DINING KITCHEN	16ft. x 15ft. 10in. Fully fitted range of 'Hygena' work surface and wall cupboards, stainless steel double drainer sink unit, English Electric split-level cooker with fitted canopy over, thermoplastic tiled floor, small wall basin with natural spring water supply, beam ceiling, part tiled walls, telephone point. Door to rear—
VESTIBULE	with access to extensive coal store/wine cellar and courtyard.

PLAYROOM	14ft. 3in. x 9ft. 3in. (maximum), ceiling beams, whitened stone walls, stairs to milling room and granary.
UTILITY ROOM	11ft. 6in. x 6ft. Double drainer stainless steel sink unit with tiled splashback, themoplastic tiled floor, door to rear garden.
LAUNDRY ROOM	8ft. 7in. x 6ft. 3in. Half tiled walls, plumbing for washing machine and dishwasher.

On the First Floor—

LANDING	opening onto all rooms.
MASTER BEDROOM	16ft. 6in. x 12ft. 7in. Range of floor to ceiling fitted wardrobes with enclosed vanitory unit in pink tiled recess with full length and wall mirrors, telephone point.
BEDROOM 2	13ft. x 12ft. 8in. Fitted double wardrobe and pink wash-hand basin, light and shaver point over mirror.
BEDROOM 3	11ft. 10in. x 9ft. 9in. Fitted double wardrobe.
BEDROOM 4	17ft. x 9ft. Fitted double wardrobe.
BATHROOM	Pink suite comprising pedestal wash-hand basin, low-level w.c., shower to bath and two matching fully tiled walls, mirror with light and shaver point, walk-in airing cupboard, copper hot water cylinder with immersion heater.

POTENTIAL ADDITIONAL ACCOMMODATION

This is readily available by adapting the adjacent—

Milling Room 20ft. 6in. x 16ft., together with the

Granary 30ft. 10in. x 16ft. 10in. would provide three or more additional bedrooms or self-contained flat having separate access from the main courtyard, all linking with the house.

OUTSIDE

- BOILER & PUMP HOUSE** with 110,000 BTU Trianco oil fired central heating boiler together with controls etc. and fed by 600 gallon oil tank. Spring fed water storage tank with electrically operated pumps linking with a 'Permutit' water softener and feeding 600 gallon header tank in loft for domestic supply.
- GARDEN** Large level lawn with rose and flower beds to the rear and having high child-proof fencing to the River Thaw
- Also a useful paddock to south stocked with young larch and spruce trees together with two good grazing paddocks of some three acres, intersected by the mill stream.
- STAFF FLAT AND STABLE BLOCK** A detached stone and slate building to the south of the residence provides
- SELF-CONTAINED MEWS FLAT** Comprising—
- Bedsitting Room** 21ft. 3in. x 16ft. 8in.
- Kitchenette** with fitted sink unit and cooker point.
- Combined Bathroom** with modern suite.
- Airing Cupboard** with copper hot water cylinder and immersion heater.
- GARAGING** at ground floor for three cars. An additional Single Garage is located across the yard.
- STABLING** in adjacent stone and slate building with nearby timber loose boxes providing stabling for five, with electric power and light connected.
- TACK ROOM** located opposite the stable block in a building previously used as the bakehouse.

SERVICES

Electricity	The property has main electricity and has been wired with a generous supply of 13 amp power points throughout.
Water	From a natural spring giving excellent piped supply which is softened for domestic use.
Drainage	To Cesspit.
Central Heating	to all principal rooms of main residence and capable of further extension.
Insulation	to roof void.

The Vendors also have a twenty-year Rentokil Guarantee dating from 28th August, 1970 against wood infestation.

RATING ASSESSMENT

Rateable Value	£126. (1972-73)
Rates Payable	£98.28 (1972-73).
Local Authority	Cowbridge Rural District Council.

TENURE

Freehold with Vacant Possession on Completion,

FIXTURES & FITTINGS

Pelmets and curtain runners where fitted and certain light fittings are included in the sale.

Various excellent quality fitted carpets may be purchased by negotiation.

SPORTING

Fishing	Available in the River Thaw.
Hunting	With the Glamorgan, Llangeinor and Pentyrch Foxhounds. Note also that a Point-to-Point course lies between the residence and the village of St. Hilary.
Golf	Championship courses are available at Porthcawl and Southerndown.

View showing Gigman Mill with Mews Flat and Stabling



VIEWING

Strictly by Appointment with the Joint Sole Agents—

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who will be pleased to show prospective Purchasers over the property.

SPECIAL CONDITIONS
OF SALE

The property is sold and will be conveyed subject to the exceptions, reservations, restrictive and other covenants and conditions contained or referred to in the contract which the Purchaser shall sign at the conclusion of the Auction. Copies of the contract are available for inspection at the offices of the Vendors Solicitors

MESSRS. HARDWICKES, 3 DUMFRIES PLACE, CARDIFF Tel: 20411

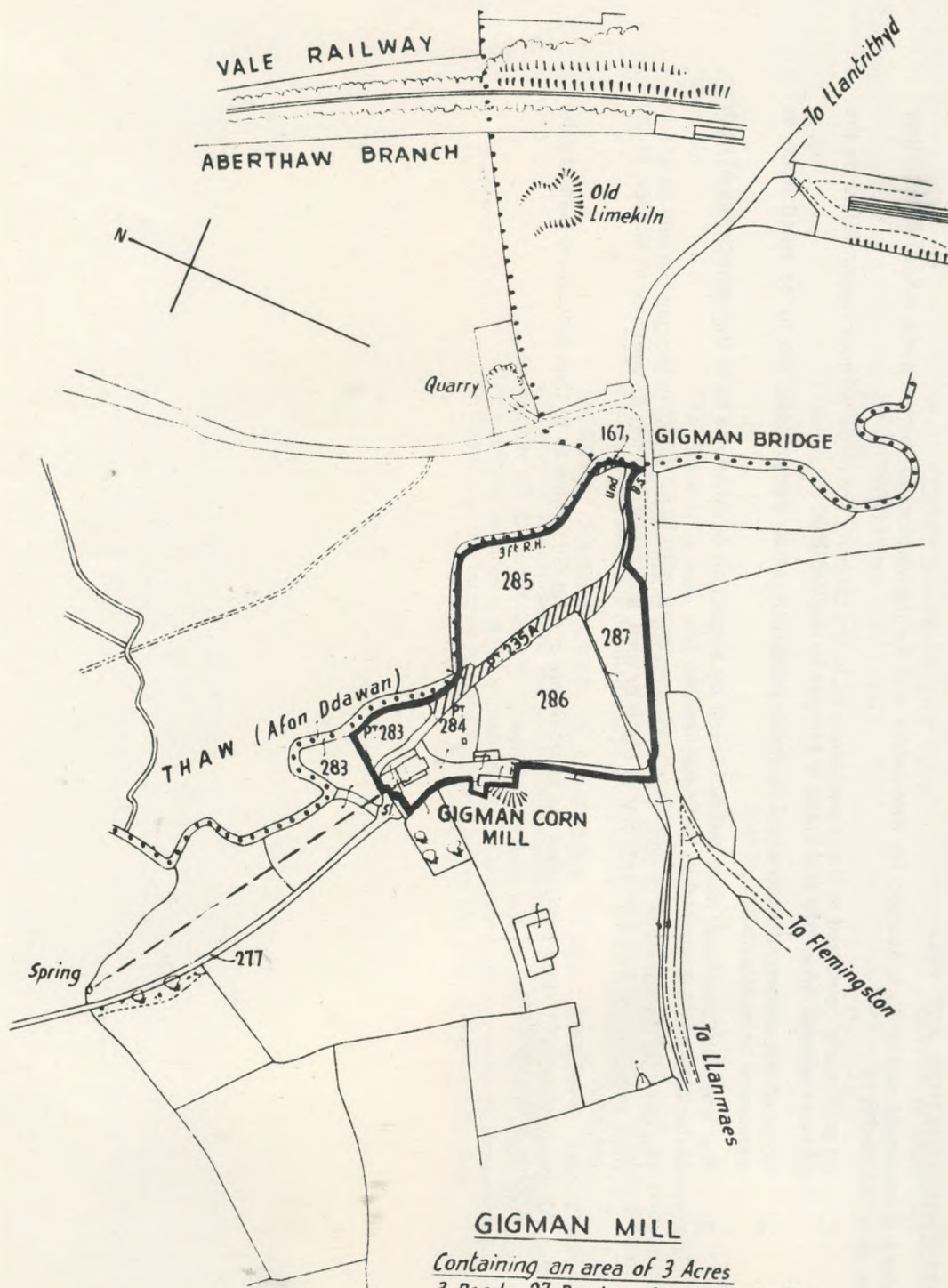
and also at the offices of the joint Auctioneers who will supply copies if required. Neither the Contract nor the Conditions of Sale will be read at the Auction and any prospective purchaser is recommended to make such enquiries as he deems necessary in relation to the matters referred to above before the date of the Auction Sale.

MISREPRESENTATION ACT 1967

Cooke & Arkwright and Watts & Morgan for themselves and for the Vendors of this property, whose Agents they are, give Notice that :

1. All statements contained in these particulars as to the property are made without responsibility on the part of Cooke & Arkwright and Watts & Morgan or the Vendors.
2. None of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact.
3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The Vendors do not make or give, and neither Cooke & Arkwright, Watts & Morgan nor any person in their employment has any authority to make or give, any representation or warranty in relation to the property.

Note: All measurements in these particulars are approximate and no Guarantee as to their accuracy is given by the Agents or the Vendors.



GIGMAN MILL

*Containing an area of 3 Acres
3 Roods 27 Perches (or thereabouts)*

FOR IDENTIFICATION ONLY

*Printed by
D. Brown & Sons, Ltd.
Cowbridge & Bridgend
Glamorgan*

J5352