



WOODLANDS LODGE, BONVILSTON, VALE OF GLAMORGAN, CF5 6TR

A HANDSOME, GEORGIAN LODGE DATING FROM 1840 WITH STUNNING CONTEMPORARY EXTENSION OFFERING GENEROUS ACCOMMODATION & SHELTERED, PRIVATE GARDENS.

- Cardiff City Centre 7.2 miles
- Cowbridge 4.7 miles
- M4 (J33) 6.8 miles

Accommodation and amenities:

Pedimented Porch • Hallway • Cloakroom • WC • Lounge • Living Room • Kitchen-Dining Room

Master Bedroom with En Suite Bathroom & Own Balcony • Three Further Bedrooms • Shower Room

Gardens including Lawn & Flagstone-Paved Patio

Off Road Parking for 3 to 4 Cars

EPC Rating: D65



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SITUATION

The Village of Bonvilston is located mid way between the Town of Cowbridge to the west and Culverhouse Cross to the East. The Market Town of Cowbridge has fitness, tennis and squash clubs, bowls, a library, a health centre, boutique shopping, cafes and restaurants and a Waitrose. There is primary schooling, in both English and Welsh medium schools and a well regarded Secondary School. The Vale of Glamorgan offers a good range of leisure and country pursuits while the Heritage Coastline includes a mixture of sandy and stony beaches.

Cardiff, Barry, Bridgend and Newport are all within convenient commuting distance. Cardiff (Wales) Airport, with National and International flights is within a 15 minute drive. A main-line intercity rail connection is available at Cardiff with London (Paddington) reached in around two hours.

ABOUT THE PROPERTY

A landmark property located to the centre of the village of Bonvilston, Woodlands Lodge has, in recent years, been extended to skilfully blend the handsome Georgian 'original' with a stylish modern extension. The lodge, dating from the 1840's, is entered via a pedimented porch. From here, there is entry to a hallway and to a formal lounge looking over a sheltered, private front garden and featuring an open fire with handsome surround. In inner hallway beyond gives access to a cloakroom, WC and also to the stairs leading to two of the bedrooms and a shower room. The hallway, with an exposed wooden floor, woodburner and bespoke bookcase, also gives access into the same inner hallway and via an open square arch into the stunning modern extension. Created in 2010 to sympathetically contrast with the historic, this addition enhances the property greatly and offers significant, luxurious living and bedroom accommodation. A family living area includes a floor-to-ceiling 'wall of glass' looking over the garden whilst there is access directly into a modern kitchen-dining room with curving bifold doors opening to the west facing garden. The kitchen features a comprehensive range of modern units with appliances, where fitted, to remain. There is ample room for a large dining table. A door, to one corner of the kitchen, opens into a neat utility room with additional storage and space, plumbing for a washing machine.

A staircase from the living room leads to the two bedrooms to the more modern wing of the Lodge. The master bedroom is a generous room with its own luxury en suite bathroom with double-ended bath and separate shower cubicle. It has bifold doors to a private balcony which looks down onto the rear patio garden. The two further bedrooms, to the original part of the Lodge, are both doubles and both have use of a contemporary shower room.

GARDENS AND GROUNDS

To the front of the original Lodge, and overlooked by the lounge, is a sheltered garden of box hedging in a traditional knot pattern. The largest section garden is to the west of the property, overlooked by and accessed from the more modern extension. This is wonderfully secluded, eminently useable space is flagstone paved and screened from the driveway by mature hedging, high enough to offer a great degree of privacy. There is direct access to this generous area via bifold doors from the kitchen-diner and ample room for garden furniture. It has, as a focal feature, a raised fireplace with a simple carved stone surround and grate within. To the driveway there is parking for three to four cars within a gravelled parking area accessed from the driveway. This drive is shared with 'Woodlands House' opposite and with 'Woodlands' beyond.

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired central heating. There is under floor heating throughout the ground floor of the 2010 extension.

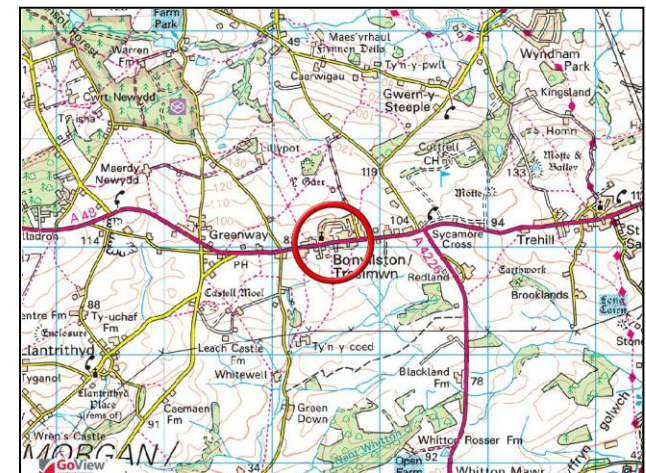
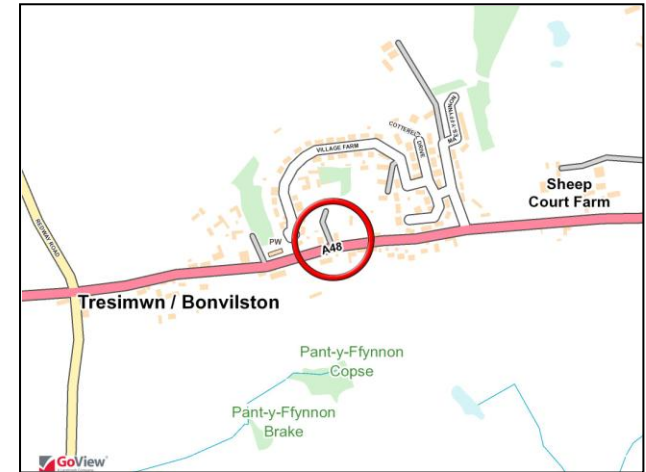
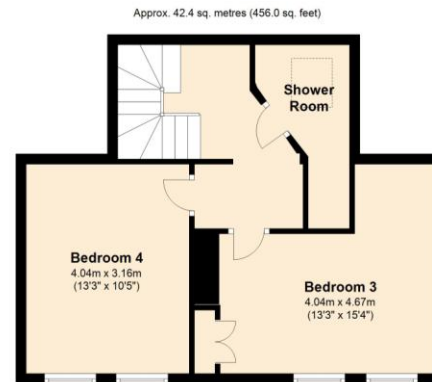
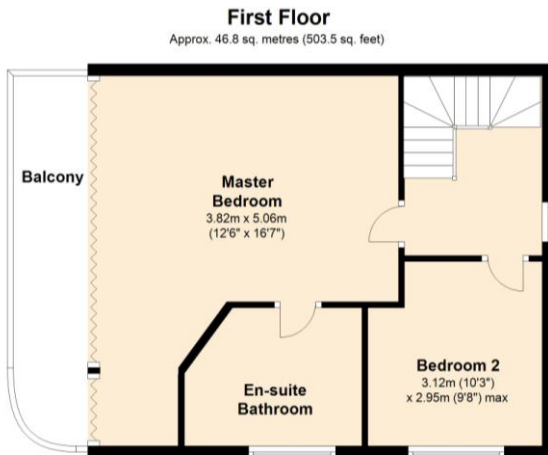
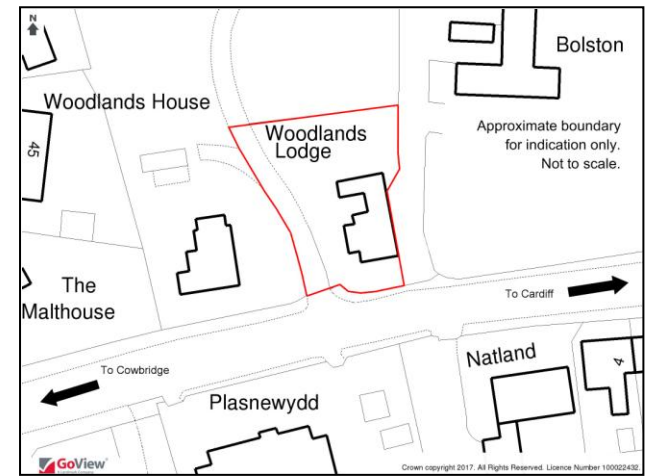
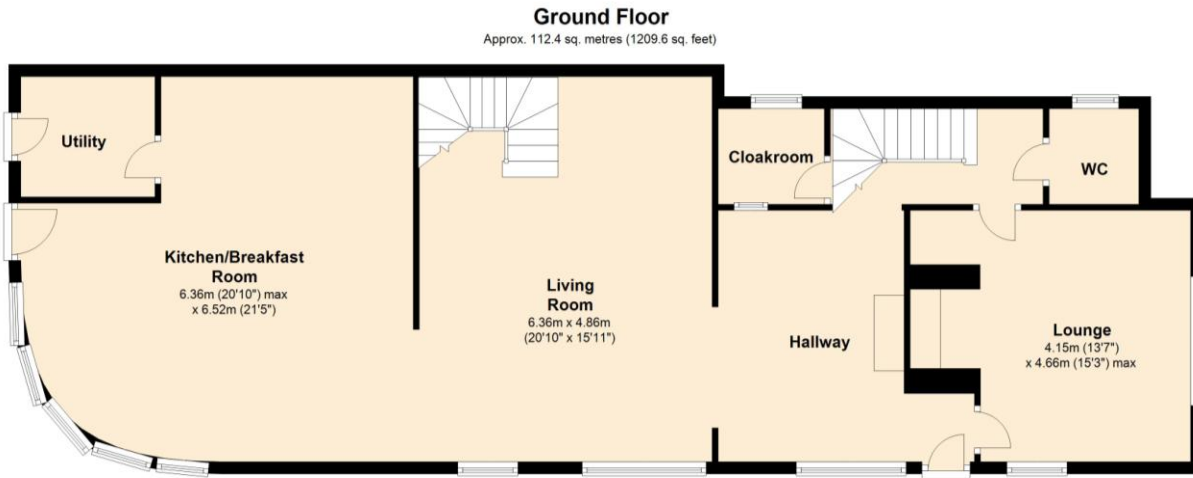
DIRECTIONS

From our Cowbridge Office, travel along the A48 in an easterly direction towards Cardiff. Pass both 'The Aubrey Arms' and 'The Old Post' public houses and enter the village of Bonvilston. Pass the Village Shop and Church to find the driveway to Woodlands Lodge to your left. Woodlands Lodge will be to your right.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.

