



WHITE WEBBS, PENLLYN, NEAR COWBRIDGE, VALE OF GLAMORGAN, CF71 7RQ

A SIMPLY STUNNING, 5 BEDROOM FAMILY HOME SET IN GARDENS AND GROUDNS OF ¼ OF AN ACRE
LOOKING OUT OVER OPEN FARMLAND IN A WESTERLY DIRECTION.

- Cardiff City Centre 14.7 miles
- Cowbridge 2.3 miles
- M4 (J35) 4.2 miles

Accommodation and amenities:

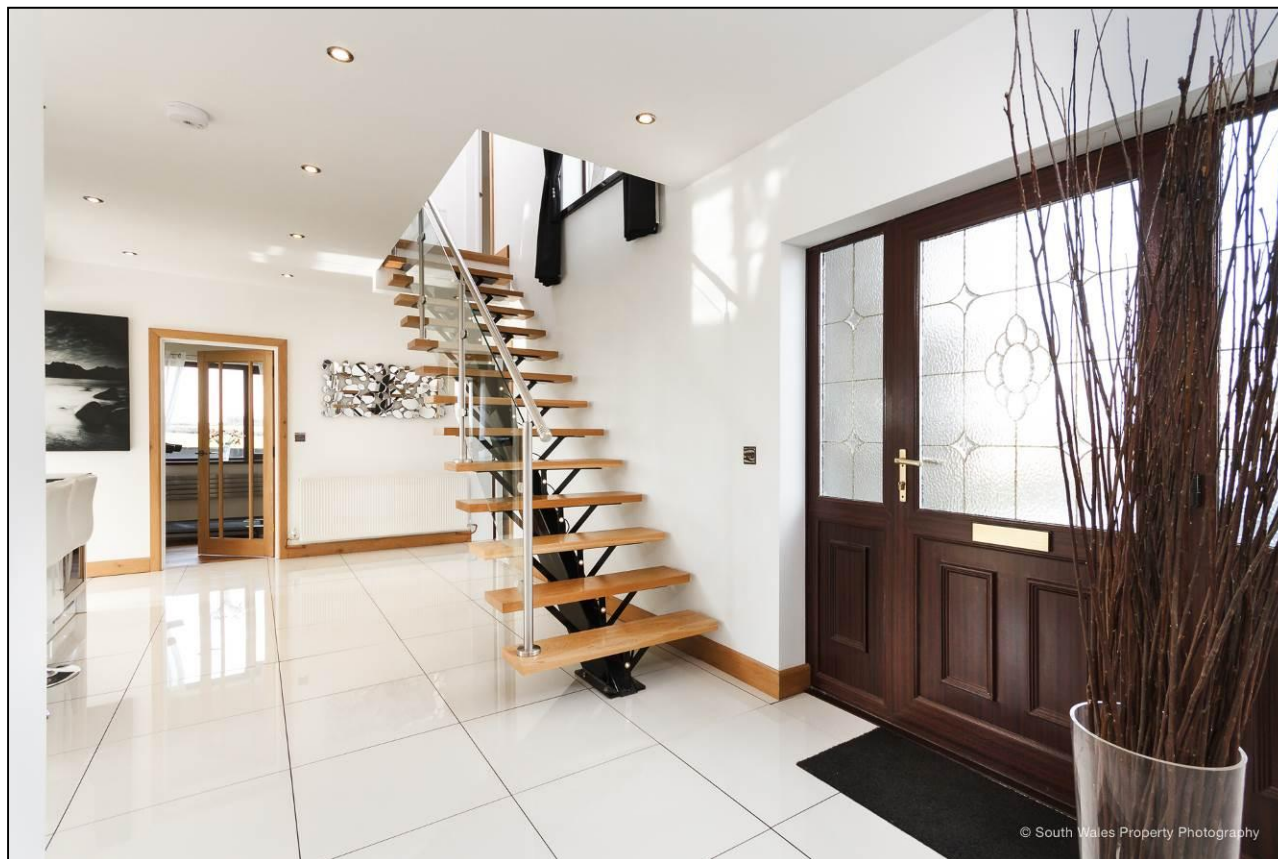
Hall • Cloakroom • Kitchen-breakfast Room •
Lounge • Dining Room • Conservatory • Study •
Utility Room

Master bedroom suite with bedroom, dressing room
and en suite bathroom • Second, en suite guest
bedroom • Three further double bedrooms •
Bathroom • Shower room

Ample parking • Generous garaging provision

Gardens and grounds of ¼ of an acre

EPC Rating: D61



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SITUATION

The desirable Vale village of Penllyn is approximately 2.5 miles from the Market Town of Cowbridge. Penllyn boasts the popular 'Red Fox' public house and restaurant as well as a fantastic village hall which frequently hosts popular events and activities for the community. There are well regarded primary and secondary schools within close proximity to the village, with Cowbridge offering further amenities including a public library, health centre and community centre. Recreation facilities include a leisure centre and various sporting clubs including tennis, squash, cricket, rugby, football and bowls.

ABOUT THE PROPERTY

In an elevated position above the village, White Webbs is a unique, family home modernised in recent years offering stunning, spacious accommodation. It is most definitely one to be viewed - for the accommodation and the panoramic views over open farmland to be fully appreciated. To the very heart of the house is an open plan kitchen-breakfast room fitted with a fine array of storage with solid granite work surfaces with matching central island / breakfast bar. Appliances, where fitted, are to remain and include an induction hob, double oven, wine fridge and integral dishwasher. There are matching units to an adjacent utility room which includes space / plumbing for a washer, drier and fridge-freezer. From the kitchen, doors leads into all the other reception rooms, including a lounge, a study / playroom and a dining room with conservatory beyond; further doors open in to a cloakroom and also, via a fire door, into the garage block. The especially large family lounge occupies a great position, with broad picture window looking out over the rear garden and onto farmland; double doors open to a flagstone-paved patio with lawn beyond; and two additional windows look back to the driveway. An exposed stone hearth and chimney breast surround a woodburner.

A bespoke, accent-lit staircase leads to the first floor landing area from which there is access into all five bedrooms. All enjoy varying views over farmland and also the Village. The master bedroom suite, in particular, enjoys panoramic views to three elevations, looking out over the village and farmland through picture windows while double doors open to a balcony with the same, fine views. The master bedroom includes a dressing area with fitted wardrobes with floor-to-ceiling sliding doors and beyond which is a luxurious en suite bathroom with double-ended bath and open wet room / shower area. A second guest bedroom has its own en suite shower room. The three further bedrooms are all doubles and share use of both a family bathroom with contemporary, freestanding bath and also a shower room.

GARDENS AND GROUNDS

Approached via a private lane shared with three other neighbours only, White Webbs is set within a plot of about 1/4 of an acre in an elevated position to the edge of the village. Fronting the property is a very generous parking area from which doors lead into the garaging for the property. The garaging includes an integral, open space accessed via twin up and over doors from which an internal door opens into the property itself. A separate door opens to the rear garden; while double doors open to an L-shaped garage, again accessed from the driveway and including a car maintenance pit. The gardens are position to three sides of the property and enjoy a sunny aspect, looking out over open fields to the south and west. The gardens are mainly lawned and include, to one corner, a raised, decked seating area.

TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating.

DIRECTIONS

From our Cowbridge office, travel along High Street into Westgate and continue onto the A48, heading in a westerly directions. Take the right turning at the bottom of the hill before Pentre Meyrick Cross - signposted towards Penllyn and Graig Penllyn (Task Force paintball) and drive along into Penllyn village, passing both the Church and The Red Fox Public House. Turn left after 'Tyle Cottage' - after further 300 yards - and follow the private drive to the rear of Tyle Cottage leading to White Webbs and Windsmoor.



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.

First Floor
Approx. 132.9 sq. metres (1430.3 sq. feet)



Ground Floor
Approx. 196.2 sq. metres (2112.0 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	71
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
56	67
EU Directive 2002/91/EC	

