



# ROSEHILL HOUSE, ST QUENTIN'S CLOSE, LLANBLETHIAN, CF71 7EZ

**A STUNNING, THOUGHTFULLY EXTENDED FAMILY HOME WITH WONDERFUL SOUTH-FACING COURTYARD GARDEN WITHIN THIS POPULAR CUL DE SAC CONVENIENTLY LOCATED CLOSE TO COWBRIDGE TOWN.**

- Cardiff City Centre 12.8 miles
- M4 (J35) 7 miles

## Accommodation and amenities:

### Ground Floor

Entrance Porch • Hallway • Cloakroom • Lounge • Sitting Room • Study • Dining Room • Kitchen-breakfast Room • Utility Room

### First Floor

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

### Second Floor

Fifth Bedroom / Home Office

### Driveway Parking

South Facing Mediterranean Courtyard Garden • Summer House

EPC Rating: D62



## Chartered Surveyors, Auctioneers and Estate Agents

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## SITUATION

Llanblethian has long been regarded as one of the Vale of Glamorgan's foremost residential areas offering as it does a very pretty Village-style setting with a combination of individual old and new houses and narrow winding streets. The Market Town of Cowbridge is adjoining and offers an excellent range of individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. Local primary and secondary schools, and indeed all of Cowbridge's excellent facilities, are within walking distance of St Quentins Close.

## ABOUT THE PROPERTY

Located within this much sought-after cul de sac, Rosehill House is a property that must be viewed for the size and scope of the immaculately presented accommodation to be most fully appreciated. A glazed entrance porch opens into a ground floor hallway, from which a staircase leads to the bedrooms whilst doors radiate to a sitting room, a dining room, a study, a cloakroom and to the kitchen, beyond which is stunning lounge with pitched roof and exposed timber beams and brick fireplace with hand crafted hood, positioned to look out over, and open onto, the south facing courtyard garden. Likewise, a second sitting room and dining room both look out over and have double doors to the wonderful Mediterranean-style garden. There are oak floors throughout the ground floor.

To the first floor are four bedrooms, the master bedroom being a particularly sizeable, dual aspect room with windows looking over both the front and rear gardens. It includes quality fitted wardrobes and its own en suite shower room. The three further bedrooms to this floor all share use of large and beautifully fitted family bathroom with its corner bath and separate shower cubicle. There is an additional, especially large attic bedroom currently used as a study and reading area.

## GARDENS AND GROUNDS

The front of Rosehill House looks over a pretty 'village green' with two mature trees. There is ample driveway parking provision and a sheltered lawn and greenhouse. A path leads from the drive to the entrance porch and continues, to one side of the house, through a gated entrance into the rear garden.

To the rear of the property is a stunning, Mediterranean-inspired courtyard garden enjoying a southerly aspect. A central paved patio seating area is bordered by planted flower and shrub beds providing screening from neighbours and offers a perfect, peaceful space. It is accessed from the family lounge and also directly from the dining room and family sitting room; the kitchen looks on to the same. There is also a solid constructed Summer House with power connected.

## TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating.

## DIRECTIONS

From our Cowbridge office, travel in an Easterly direction, until you reach the Eastgate traffic lights. Take the right hand turn, and then immediately right again onto Broadway. Continue on this road for approximately one mile, and take the left hand turning into St Quentins Close. Rose Hill House will be the third property 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.



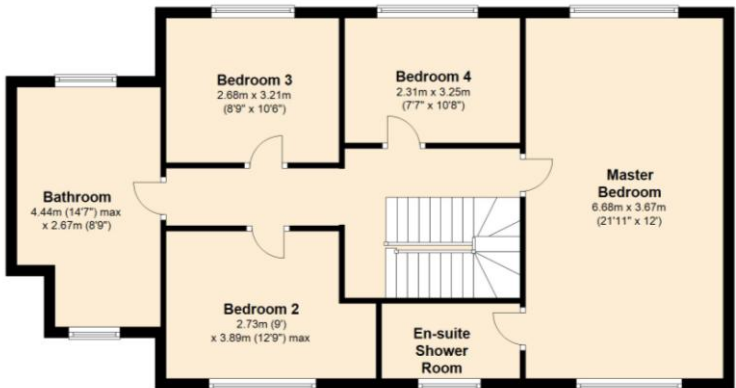
**Ground Floor**

Approx. 134.5 sq. metres (1447.4 sq. feet)



**First Floor**

Approx. 80.3 sq. metres (864.9 sq. feet)



**Second Floor**

Approx. 30.9 sq. metres (332.1 sq. feet)



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.

