



St Aubyns, Broad Close Lane Llancarfan Vale Of Glamorgan CF62 3AW

£875,000 Freehold





St Aubyns, Broad Close Lane Llancarfan Vale Of Glamorgan CF62 3AW

St Aubyns is a large five bedroom detached double fronted modern country residence, built 31 years ago for the current owners and commanding outstanding panoramic views across rolling green fields open countryside.

This unique capacious family home is approached by a private gated dual access drive leading to a triple garage.

Set within delightful manicured gardens and grounds this truly spacious home provides four large principle reception rooms, each with wonderful views, and three which open onto a wide pillared veranda which enjoys a south facing aspect with considerable privacy.

The property benefits PVC double glazed windows, oil fired heating with panel radiators and a modern boiler (replaced in 2002), mains electricity, mains water supplied from a water meter located in Broad Close Farm, cess pit drainage, and fully paid off solar panels for water and electricity which currently provide a yearly rebate of £2300.

Set within an exquisite location just a few minutes' drive from the delightful village of Llancarfan this impressive modern residence must be seen!

The accommodation comprises an entrance porch, a large entrance reception hall, a ground floor shower room, a fitted open plan kitchen & breakfast room and a separate utility room.

The Property

The four reception room include a capacious lounge (27'9" x 16'9") inset with an Inglenook style fireplace, double glazed patio doors and a corner picture window boasting stunning views. There is also a large games room (19'6" x 12'0"), a formal dining room and a further sitting room also equipped with a corner picture window with relaxing views across the surrounding fields and woodland. the first floor comprises five double sized bedrooms and two bathrooms, one ensuite to the spacious master bedroom. A most spacious modern country house which benefits Cowbridge High School catchment, with local children collected by bus from Llancarfan Village!

Entrance Porch

6' 7" x 6' 3" (2.01m x 1.91m)

Approached by a PVC double glazed panelled front entrance door, matching PVC side screen windows, PVC window to side, wood ceiling.

Entrance Hall

29' 8" x 11' 11" max (9.04m x 3.63m max)

A large and impressive hall, approached by a PVC part panelled entrance door, two PVC side screen windows, hardwood staircase, two radiators, PVC outer door to rear veranda. Internal door to triple garage.

Shower Room

11' 11" x 5' 8" (3.63m x 1.73m)

Indian Ivory suite comprising a large shower with Mira shower unit, rail and curtain over, shaped wash hand basin with chrome mixer taps and a pop up waste, wc, ceramic tiled walls, radiator, PVC window.





Kitchen & Breakfast Room

21' 10" x 16' 8" (6.65m x 5.08m)

Fitted along four sides with an extensive range of both floor and eye level units with hardwood panel doors and drawers, solid granite work surfaces, double bowl stainless steel sink with vegetable cleaner, integrated Diplomat four ring electric halogen hob with a stainless steel canopy style extractor hood, with a glass surround, part ceramic tiled walls, ceramic tiled floor, pull out larder unit, stainless steel eye level oven and grill, space for a fridge freezer, integrated Ariston dishwasher, coved ceiling, PVC windows with outlooks across the front and rear gardens, stunning views, range of end shelves, wine rack, double radiator, space for a breakfast table and chairs, PVC outer door to front veranda, matching glass display cabinets, doors to sitting room, hall and utility room.

Utility Room

9' 11" x 9' 3" (3.02m x 2.82m)

Fitted with matching hardwood wood panel fronted units with granite work surfaces, stainless steel sink unit with mixer taps and a drainer, space with plumbing for an automatic washing machine, PVC outer door to gardens, coved ceiling, radiator, part ceramic tiled walls, two built in cupboards.

Sitting Room

16' 9" x 13' 7" (5.11m x 4.14m)

With double glazed windows and patio doors which open onto the front veranda, radiator.



Formal Dining Room

16' 11" x 16' 9" (5.16m x 5.11m)

Approached by double doors from the entrance hall, corner PVC double glazed window to rear, patio doors opening onto a veranda, coved ceiling, double radiator, double doors to lounge.

Lounge

27' 9" x 16' 9" (8.46m x 5.11m)

A capacious room, inset with an Inglenook style fireplace in brick inset with a multi fuel cast iron burner with a flagstone hearth, coved ceiling, PVC windows with stunning views, double and single radiators, sliding doors to veranda.

Games Room

19' 6" x 12' (5.94m x 3.66m)

With a PVC double glazed patio door opening onto the rear gardens, coved ceiling, large radiator.

First Floor Landing

PVC window to front, coved ceiling, spindle balustrade landing, wood floor, built in linen cupboard, radiator.

Master Bedroom

18' 6" x 13' 10" (5.64m x 4.22m)

Large PVC window with a wonderful open view across rolling green fields and woodland. Coved ceiling, radiator, full range of fitted wardrobes, dressing table and cabinets.



Ensuite Bathroom

13' 10" x 5' 6" (4.22m x 1.68m)

Modern white suite, ceramic tiled shower cubicle with a chrome shower unit, bidet with chrome mixer taps and a pop up waste, slim line wc, oval shaped wash hand basin with chrome mixer taps and a pop up waste, vanity unit, radiator, coved ceiling, PVC double glazed window.

Bedroom Two

16' 5" x 10' 4" (5.00m x 3.15m)

Mirror fronted wardrobes, oval shaped wash hand basin with chrome mixer taps and a pop up waste, coved ceiling, radiator, PVC window to rear.

Bedroom Three

14' 2" x 9' 9" (4.32m x 2.97m)

Mirror fronted wardrobes, radiator, PVC window, coved ceiling.

Bedroom Four

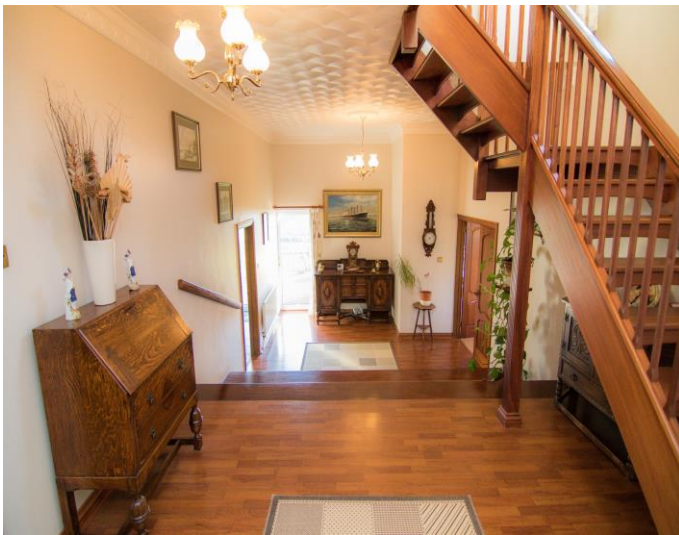
13' 3" x 9' 8" (4.04m x 2.95m)

With a corner PVC double glazed window with outlooks across the entrance drive and gardens, coved ceiling, radiator.

Bedroom Five

12' 11" x 9' 8" (3.94m x 2.95m)

Mirror fronted wardrobes, radiator, PVC double glazed window, coved ceiling.



Family Bathroom

10' 4" x 9' 2" (3.15m x 2.79m)

Ceramic tiled wall, modern white suite, shaped corner bath with chrome mixer taps and a mixer shower fitment, separate ceramic tiled corner shaped shower cubicle with a chrome shower unit with sliding doors, oval shaped wash hand basin with chrome mixer taps and a pop up waste, fitted vanity unit, slim line wc, PVC double glazed window to rear, coved ceiling, radiator.

Entrance Drive

Private gated in and out drive, approached by electric fob operated double gates. Extensive private parking and turning area.

Triple Garage

27' 3" x 19' 5" (8.31m x 5.92m)

Internal door to entrance hall, electricity power and light, three up and over doors, window to side.



Boiler Room

12' x 4' 9" (3.66m x 1.45m)

Approached from the triple garage, housing a modern boiler replaced 14 years ago, oil fired, and also inset with an outer door leading to the gardens.

Surrounding Gardens

The beautifully manicured gardens are laid mainly to lawn, bounded by mature hedgerow and fencing.

The Stables And Land

The stables and Land are negotiable to be purchased. This detached block built stable block comprises five separate looseboxes with the centre loosebox being currently used as a tack room. It is approached by a five bar gate, with surrounding fencing and an adjacent enclosure which is a small paddock or menage. Electricity. The land includes 15 acres of uninhibited fenced fields and paddocks extending into an adjacent woodland.



Llancarfan

Llancarfan is a rural village and community in the Vale of Glamorgan, located near Cowbridge. It has a well-known parish church, the site of Saint Cadoc's 6th-century clas, famed for its learning. Cainnech of Aghaboe, Caradoc of Llancarfan and many other Welsh holy men studied there. At the 2001 census, the community had a population of 736. Most of the village lies within a conservation area designated by the local authority in 1971. Buildings listed as being of special historic interest include the Fox & Hounds public house, the former Bethlehem Chapel, the former Wesleyan Chapel, Chapel Cottage, Great House, Corner House and Llancarfan Primary School.

The spacious church, which in the later Middle Ages belonged to Gloucester Abbey, contains a stoup and interesting remains of a rood screen, now adapted as a reredos. In early 2008, architects discovered medieval wall painting in the church under layers of whitewash, including one of only three depictions of St George to be found in churches in Wales. Conservation-restoration work to reveal the entire mural was completed in 2013.





GROUND FLOOR & FIRST FLOOR 3702 SQUARE FEET



52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: E

Property Ref:SDV300375 - 0010



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

