



Oaklands , Broad Close Lne, Moulton, Nr. Llancarfan CF62 3AB

**£820,000** Freehold

**pa** black







# Oaklands , Broad Close Lane Moulton Nr. Llanccarfan CF62 3AB

A most impressive country residence built circa 1990, individually designed by the current owners to a high specification with gas heating via a modern boiler (2012), PVC double glazed replacement windows, all beneath roofs of manufactured slate.

The property stands within 2.8 acres of landscaped gardens and grounds enjoying a truly rural location within the quiet hamlet village of Moulton, a short distance to Llanccarfan.

The nearest railway station is less than 3 miles away whilst the amenities in Cowbridge (4 miles) and Culverhouse Cross can be reached in approximately 10 minutes. Porthkerry Park and the coastline can also be found less than 15 minutes away, and the property is in the catchment area for the sought after Llanccarfan Primary and Cowbridge Comprehensive schools.

The property is approached via a long private sweeping entrance drive enclosed by gates with a pillared entrance, leading to the property which is set well back beyond an acre of smart well planned lawned gardens and grounds incorporating a pretty orchard and rose garden.

The accommodation is approached from an entrance porch, leading to a central hallway with returning staircase. Off this is a new stylish white shower room and a versatile snug/bedroom five which overlooks the large front garden. A spacious kitchen, breakfast/dining room overlooks both the front and rear gardens and leads to a separate study and a separate utility room with second cloakroom.

## The Property cont'd

A further large and charming lounge is inset with an open stone fireplace, whilst further double doors open into a conservatory. This lovely bright room is equipped with double glazed windows and French doors which overlook the substantial private rear gardens.

An open tread staircase from the entrance reception hall leads to a bright central landing with views across the substantial front gardens and orchard. There are four double sized bedrooms each with pleasant views, and two white bathrooms, one ensuite, approached from an ensuite dressing room off the master bedroom.

This substantial detached family home benefits from well planned and thoughtfully designed accommodation. At the rear of the property, a further acre of landscaped gardens is overlooked from the spacious sun terrace and all rooms at the back of the house. An enclosed lawn area with mature shrubberies and a pond leads to a large expanse of lawn, trees, shrubs and greenhouse.

A substantial detached building (100 ft x 25 ft) with water and electricity supply, currently used as workshop/storage facility, provides potential for conversion to a multi-car garage and/or leisure complex subject to the usual planning consents. From the bottom of the extensive rear garden is a path down to beautiful and unspoilt ancient woodland, leading to a meandering stream, which forms part of the boundary to the property.

The level of privacy and tranquillity of the gardens and grounds provide a most unique and rural atmosphere rarely found this close to Cardiff and acting as a small nature reserve around your own family home. The school catchment for Oaklands includes Llanccarfan Primary and Cowbridge High school.

## Entrance Porch

10' 6" x 6' 2" ( 3.20m x 1.88m )

Approached via a PVC double glazed part panelled front entrance door, with matching side screen windows, overlooking the large and lovely well planned frontage gardens and grounds, further double glazed window with side driveway aspect, impressive stone flagstone threshold, tongue and groove ceiling, useful hardwood wall cupboards.







### Entrance Hall

15' 5" x 8' 9" ( 4.70m x 2.67m )

Central entrance reception hall, approached via a hardwood panelled front entrance door with double glazed side screen windows, carpeted open tread spindle balustrade returning staircase, to gallery landing, radiator.

### Shower Room

6' 1" x 5' 7" ( 1.85m x 1.70m )

Stylish white newly installed ground floor shower room with part ceramic tiled walls, ceramic tiled floor, double size contemporary shower with clear glass screen and a chrome shower unit, wc, square shaped wash hand basin with chrome mixer taps and a pop up waste, window to porch, extractor fan, stylish chrome towel rail/radiator.

### Lounge

25' 8" x 13' 11" ( 7.82m x 4.24m )

Capacious room, inset with an open stone fireplace, fully functional, with stone hearth and solid wood mantel piece, two PVC double glazed windows with side garden views, two double radiators, further single radiator, PVC double glazed window with rear garden view, independent panel door to main entrance hall, double doors to dining room, further French doors, opening to.....

### Conservatory

.12' 5" x 11' 2" ( 3.78m x 3.40m )

A most impressive sun room, inset with double glazed windows along three sides, enjoying views across the extensive private rear gardens, double glazed french doors opening onto a private rear garden sun patio, pine flooring, access to a useful small roof space area, electric power and light, radiator.



### Kitchen/breakfast Room/diner

22' 7" x 21' 8" ( 6.88m x 6.60m )

L shaped open plan kitchen-breakfast room and dining room. Fitted along three sides, with a range of panel fronted floor and eye level units, with laminate work surfaces, incorporating sink unit with deep vegetable cleaner, drainer and mixer taps, integrated Hotpoint four ring halogen hob, matching tall storage unit, housing a built in double oven, integrated fridge, vinyl tiled flooring, matching eye level units, including plate rack, integrated dish washer, box bay window, double glazed units overlooking the totally private landscaped rear gardens and grounds. Ample space for large dining table and chairs, double radiator, PVC double glazed window, with front views across the well planned and extensive front gardens and grounds. Dining room, inset with double glazed front doors, overlooking the landscaped private extensive rear gardens and grounds, large radiator, further double glazed doors onto terrace.

### Study

9' 2" x 7' 9" ( 2.79m x 2.36m )

Well positioned, with views from a PVC double glazed window across the well planned and extensive frontage gardens and grounds, laminate wood flooring, radiator. Independently approached from the kitchen/Breakfast room.

### Snug/bedroom Five

10' 1" x 9' 10" max ( 3.07m x 3.00m max )

Versatile room, well positioned with a PVC double glazed window with views across the extensive front gardens and grounds, radiator, approached independently from the main central entrance hall. Ideal use for this room would be either a further study TV Room or small sitting room.



### Utility Room

8' 1" max x 7' 9" max ( 2.46m max x 2.36m max )

L shaped utility room, over all measurement incorporating a downstairs cloak room. Modern range of panelled fronted pine floor and eye level units, with laminate work surfaces, incorporating a stainless steel sink unit, with drainer and ceramic tile surround, space with plumbing for an automatic washing machine, quarry tiled flooring, space for housing of a tumble dryer, radiator, space for the housing of two upright fridge/freezers, access to a useful roof space area, PVC double glazed window with outlooks across the rear garden. Courtesy door leading to the double garage.

### Downstairs Cloak Room

Quarry tiled flooring, part ceramic tiled walls, white WC, PVC double glazed window to rear.

### First Floor Landing

Approached from the central entrance hall with a spindle balustrade staircase, radiator, PVC window with front views across the extensive front gardens and grounds, useful built in linen cupboard.

### Bedroom One

11' 11" x 11' 1" ( 3.63m x 3.38m )

PVC double glazed window with views across the front gardens, radiator.



### Ensuite Dressing Room

9' 4" x 7' 5" ( 2.84m x 2.26m )

With a range of built out panel fronted wardrobes along one wall, radiator, PVC window with delightful views across the rear gardens.

### Ensuite Bathroom

9' 5" x 7' 2" ( 2.87m x 2.18m )

Modern white suite with walls largely ceramic tiled, comprising panelled bath, with shower unit and shower screen, shaped wash hand basin with built out vanity unit and ceramic tiled surround, WC, radiator, Velux double glazed window to rear.

### Bedroom Two

13' 11" x 10' 7" ( 4.24m x 3.23m )

With a range of twin built out double wardrobes, laminate flooring, radiator, PVC double glazed window with pleasant side aspect.

### Bedroom Three

13' 11" x 9' 9" ( 4.24m x 2.97m )

PVC double glazed window with views across the front gardens and orchard, radiator, white wash hand basin in a built out vanity unit, plus 2 FT deep built in wardrobes.

### Bedroom Four

10' 9" x 10' 6" ( 3.28m x 3.20m )

2 Ft deep built in double wardrobes, PVC window with pleasant side view, radiator.



### Family Bath Room

9' 4" x 7' 1" ( 2.84m x 2.16m )

Modern white suite with walls largely ceramic tiled, comprising panel bath with built in Jacuzzi and shower unit over, plus shower screen, white wash hand basin with full vanity unit and ceramic tiled surround, WC, double radiator, ceramic tiled flooring, velux double glazed window to rear.

### Entrance Drive

This country residence is approached via a 100 ft long gated pillared entrance drive, leading to a circular gravelled driveway with a central rose garden. Five bar entrance gate.

### Double Garage

18' 7" x 18' 10" ( 5.66m x 5.74m )

Approached via a new electronically controlled double roller door, courtesy door to internal utility room, PVC window to rear, further courtesy door leading to the rear gardens. Electric power and light.

### Front Gardens & Orchard

To the front of the property is approximately an acre of lawned gardens including an orchard, allowing the residence to be set well back, and enjoying both high levels of privacy and security.

### Rear Gardens

A magnificent garden, ornamentally arranged with privet



hedges, garden trees and shrub borders, positioned with stunning views, across a further well planned rear lawn, with extensive borders of shrubs and common plants, affording privacy and seclusion. Outside lights. Outside water taps.

Paved patio seating area, adjacent to an ornamental garden with block paved surround and further seating areas.

Further to the back of the property covering approximately an acre of ground, is an extensive area, tree-lined and enclosed enjoying both privacy and a wonderful rural atmosphere. The area of land from the rear garden wall down to the stream is agricultural land.

### Workshop & Former Piggery

Constructed in block, entrance doors and windows, over 100 ft long, ideal for the housing of classic cars or garden equipment as well as log store. With improvement this building provides enormous potential for a multi-car garage or provides space to create a leisure complex subject to the usual planning consents.

### Ancient Woodland

Further on from the rear gardens and accessed by stone slab steps there is delightful ancient woodland the size of approximately one acre, which falls into the grounds of the property. The pathway through the woodland descends to a meandering stream which forms the boundary of the land. This area is totally private, almost offering a mini nature reserve behind the property.





## Amenities

The land and footpath lead down to Llancafarn village approximately just half a mile away and eventually reaches St Cadoc's Church with its extraordinary medieval wall paintings of George and the Dragon. Near the church is the Fox and Hounds pub with its excellent restaurant.

## Services

Gas is supplied by a LPG cylinder concealed within the gardens, and the property boasts a unique internal cleaning system. Electricity is mains supply whilst drainage is septic tank. Water is from a mains supply with a meter installed.



## Additional Information

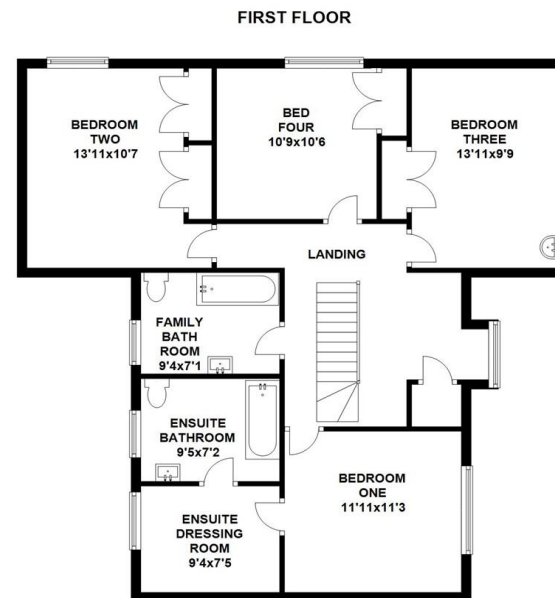
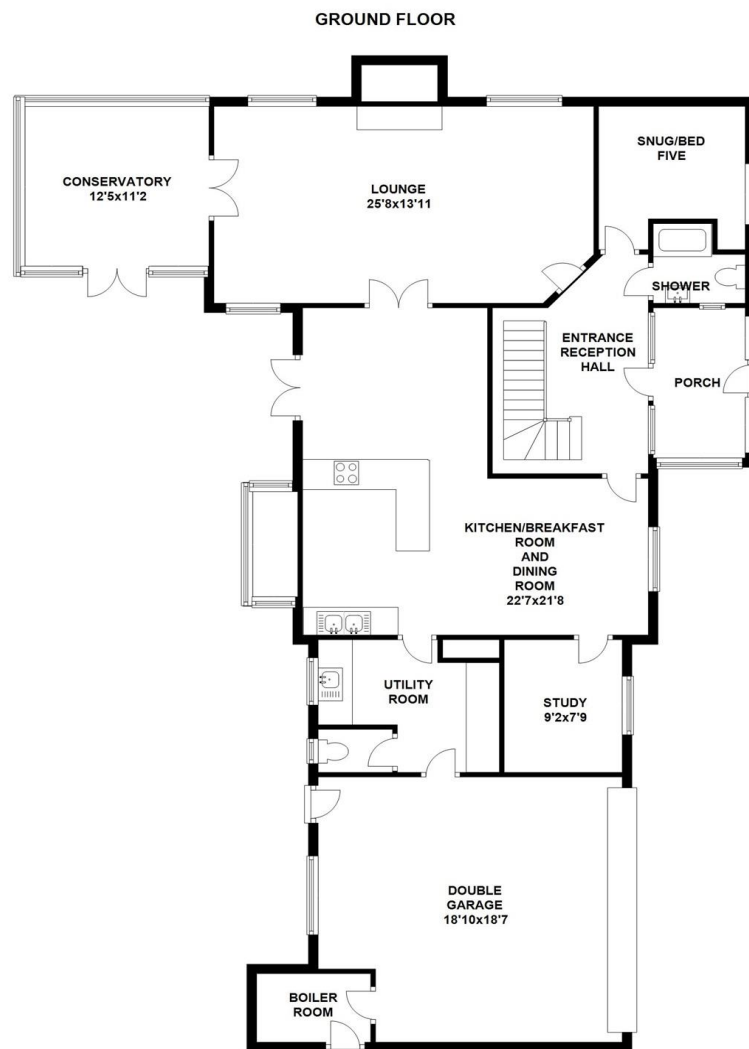
We have been advised by the vendor that high speed Fibre broadband will be available in the area imminently.











52 High Street, COWBRIDGE, Vale of Glamorgan, CF71 7AH

EPC Rating: E

Property Ref:SDV300448 - 0013



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