



The Paddock, Stallcourt Close

Llanblethian, Cowbridge, CF71 7JU

Price £1,450,000

HARRIS & BIRT



A unique opportunity to purchase this circa 4,000 sq/ft, six bedroom, detached property situated in an elevated position offering far ranging countryside views across the Vale of Glamorgan countryside. The property is set in a peaceful and tranquil spot within the heart of Llanblethian, within close proximity of Cowbridge and all it's wide ranging local amenities. The accommodation set across three floors, briefly comprises; entrance vestibule, entrance hall, drawing room, living room, WC, study, kitchen/dining/living room, garden room and integrated garage to ground floor. Stairs lead up to six bedrooms, three of which are en suite and further family bathroom.

The current vendors have resided in the property for circa 23 years which is always a glowing recommendation and have carried out substantial improvements throughout both internally and externally. The location is just delightful and is a wonderful piece of privacy in an ever popular Vale of Glamorgan village.

Llanblethian is the village adjoining the market town of Cowbridge and enjoys a reputation with its narrow winding lanes and individual houses similar to many Cotswold villages. Local facilities include the parish church, village hall and The Cross Inn. The market town of Cowbridge is within walking distance particularly via the footpath which runs alongside the River Thaw, passing St Quentins Castle and into the heart of the town. The extensive facilities include a wide range of shops both national and local, schooling of excellent reputation, library, health centre, sporting and recreational facilities including leisure centre, cricket club, squash club, bowls club etc. Llanblethian is situated in the heart of the Vale of Glamorgan with the heritage coastline just a few miles to the south.

- Impressive circa 4,000 sq/ft detached family home.
- Semi open plan accommodation throughout with three fantastic reception rooms.
- Four Bathrooms
- Cowbridge Comprehensive School catchment area
- Situated in an elevated and private position in the popular village of Llanblethian.
- Six double bedrooms
- Integrated double garage
- EPC - C

Accommodation

Ground Floor

Entrance Vestibule 6'0 x 12'1 (1.83m x 3.68m)

Attractive mono-pitched glazed vestibule that provides excellent storage for shoes and cloaks. Entered via an over sized Iroko front door. Double glazed panels to ceiling height and floor to ceiling six window run of double glazing allowing plenty of natural light and attractive views across the gardens beyond. Fully skimmed walls and ceiling. Quarry tiled flooring with matching skirting. Fitted radiator. Further wooden half glazed door. Inset floor to ceiling vision panel. Opens through into entrance hall.

Entrance Hall 15'3 x 21'8 (4.65m x 6.60m)

Excellent sized entrance hall built into an L shape. Fully skimmed walls. Coved and skimmed ceiling. Herringbone style light oak laid flooring. Straight staircase to first floor landing. Further staircase down to lower ground floor with door to garage and semi stair flight up to kitchen/dining room. Ample storage via under stairs cupboard to both flights of stairs. Range of fitted spotlighting. Fitted radiator. Thermostatic control housed to wall. Internal doorways to all ground floor rooms.

WC 5'3 x 6'0 (1.60m x 1.83m)

Two piece suite in white comprising low level dual flush WC and pedestal wash hand basin with chrome mixer tap. Double glazed window to front elevation. Skimmed walls and ceiling. Access to loft via hatch. Quarry tile effect Vinyl flooring. Fitted radiator. Good size double storage cupboard.

Drawing Room 14'6 x 21'10 (4.42m x 6.65m)

An excellent principal reception space with plenty of natural light via a range of floor to ceiling fitted double glazed windows. Allowing for those fantastic countryside views to the South. Wooden fully glazed patio doors opening out onto a block paved terrace. Further wooden double glazed windows to either elevation. Skimmed walls and ceiling. Range of LED spotlighting. Oversized chimney breast with inset clear view log burner stove set on a slate laid hearth. Fitted carpet. Fitted radiator.

Study 10'3 x 13'10 (3.12m x 4.22m)

Good sized study space with wooden double glazed window to side elevation. Inset plantation shutter. Fully skimmed walls and ceiling with wood effect flooring. Fitted radiator. Range of open shelving. An adaptable space.

Kitchen/Living/Dining Room kitchen (16'6 x 14'9)

living room (10'4 x 14'1) (kitchen (5.03m x 4.50m)

living room (3.15m x 4.29m)

A fantastic 'heart of the home' space with modern fitted kitchen in a shaker oak effect style with a range of fitted wall and base units set under and over a granite work surface. Features including large larder corner walk in unit which offers an excellent space for storage. Eyeline Miele double oven. Smeg five ring hob with Smeg chimney extractor set into a wooden pelmet. Oak pelmet with LED lighting. Integrated Miele dishwasher. Chrome double sink with chrome mixer tap and grooved drainer. Matching granite upstands and window sills. Fitted island with further range of fitted base units and over hanging breakfast bar with matching granite work surface. Range of fitted double glazed windows with Iroko fully double glazed sliding patio doors opening out onto decked terrace. Plenty of space for full sized dining table. Fully skimmed walls. Coved and skimmed ceilings. LED spotlighting. Fitted tiles. Tiled splashbacks. Fitted double radiator. Semi open plan through to garden room.

Garden Room 12'4 x 10'9 (3.76m x 3.28m)

An attractive addition. Semi open plan dining living. Vaulted ceiling. Fully skimmed walls and ceilings. Matching tiled flooring. Fully double glazed patio doors opening out onto decked terrace with further fixed paint on double glazed window either side. Double glazed windows to side elevation overlooking rear garden with inset plantation shutters. Fitted radiator.

Utility Room 10'9 x 10'6 (3.28m x 3.20m)

Further range of fitted wall and base units with mottle effect work surface. Chrome sink and drainer. Space for washing machine and tumble dryer. UPVC half double glazed patio door opens out onto rear terrace. Half tiled walls. Further

skimmed walls and ceiling. Matching tiled flooring. Two Vaillant combination gas boiler housed to wall. Fitted radiator.

Living Room 17'8 x 22'6 (5.38m x 6.86m)

An excellent sized reception space with range of wooden double glazed windows enjoying those fantastic views across the open countryside beyond. It is a wonderful room for entertaining. Fully skimmed walls and ceilings. Range of LED spotlighting. Wood effect flooring. Fitted radiators. Double doors open through into entrance hall with a further single pedestrian door for access to rear hall.

First Floor

Landing

Access via fully carpeted stairway from ground floor entrance hall to split level landing. Two good sized suite bedrooms including bathroom to the east wing. A further four bedrooms and family bathroom to the west wing. Fully skimmed walls and ceiling with attractive natural light pocket. Access to loft via hatch. Communicating doors to all first floor rooms.

Master Suite Bedroom One 14'3 x 18'2 (4.34m x 5.54m)

An excellent sized master bedroom with double glazed picture window enjoying those fantastic views across the open countryside beyond. Fully skimmed walls and ceiling. Fitted carpet. Fitted radiator. Communicating door opens through into master suite dressing room.

Master Suite Dressing Room 10'6 x 7'5 (3.20m x 2.26m)

Walk in dressing room comprising range of built in mirror fronted wardrobes. Power and light. Wood effect flooring. Fitted radiator. Access loft via hatch.

Master Suite Bathroom One 13'8 x 13'3 (4.17m x 4.04m)

Sizable bathroom built with luxury in mind comprising free standing tiled panelled bath situated in the centre of the room. Chrome mid level tap and chrome separate chrome

shower head fitment. Dual access to the rear via a chrome and glazed shower screen to a walk in shower cubicle. Macaque tiled floor. Two separate chrome shower heads and wall mounted chrome shower fitment. His & Hers Villeroy and Boch wash hand basin with chrome mixer tap set into a granite unit with matching upstand and window ledge. Led light mirror. Low level dual flush hidden cistern WC Villeroy and Boch. Fully tiled travertine style tiled walls and floor. Skimmed walls and ceiling with LED spotlighting. Double glazed picture window enjoying those fantastic views. Built in cupboard housing glass shelving. Two wall mounted heating towel rails. Electric under floor heating throughout.

Suite Bedroom Two 15'0 x 10'6 (4.57m x 3.20m)

Another good sized double bedroom with double glazed window to side elevation enjoying the most fantastic views. Skimmed walls and ceilings. Fitted carpet. Fitted radiator. Built in double wardrobes. Doorway opens through into suite bathroom two.

Suite Bathroom Two 5'10 x 6'0 (1.78m x 1.83m)

Three piece suite comprising corner quadrant shower cubicle. Integrated shower cubicle with shower head and shower head attachment. Low level dual flush WC and pedestal wash hand basin with chrome mixer tap. Fully tiled walls. Vinyl tile effect flooring. UPVC double glazed window to side elevation. Skimmed ceiling with LED spotlighting. Wall mounted heated towel rail.

Suite Bedroom Three 12'3 x 13'4 (3.73m x 4.06m)

Another excellent sized double bedroom. Now into the west wing of the property. Double glazed feature window to front elevation. Skimmed walls and ceiling. Fitted radiator. Fitted carpet. Doorway opens through into;

Suite Bathroom Three

Three piece suite comprising over sized walk in shower cubicle with integrated shower and shower head attachment. Pedestal wash hand basin and low level dual flush WC by Villeroy and Boch. Fully tiled splash backs.

Further skimmed walls and ceiling. Beached wood effect flooring. Fitted radiator. Double glazed window to front elevation.

Bedroom Four 11'0 x 11'1 (3.35m x 3.38m)

Another good sized double bedroom currently in use as storage. UPVC opaque double glazed window to front elevation. Skimmed walls and ceilings. Fitted carpet. Fitted radiator.

Bedroom Five 10'4 x 13'4 (3.15m x 4.06m)

Fitted double bedroom with dual aspect via two double glazed windows to south and west elevation. Fitted carpet. Built in triple wardrobe.

Bedroom Six 10'8 x 11'1 (3.25m x 3.38m)

Sixth double bedroom with double glazed window to side elevation. Double glazed window to side elevation. Fitted carpet. Fitted radiator. Built in triple wardrobe.

Bathroom Four 6'4 x 11'1 (1.93m x 3.38m)

Four piece suite comprising wood panelled bath, corner quadrant shower cubicle, low level dual flush WC and pedestal wash hand basin. Half tiled walls. Vinyl laid flooring. Heated towel rail/radiator. Double glazed window to side elevation.

Outside

Integrated Garage

Integrated double garage with electric roller door giving access to a sizeable space, great for storage with power and light. Internal door to entrance hall into main dwelling. EV Pod Point car charging point.

Gardens & Grounds

Private, secluded and tranquil gardens wrap around the property, entered onto a tarmac driveway via electric wooden double gates with pointed stone dwarf wall surrounding, flanked by well maintained hedgerows throughout providing privacy. There is parking to front for plenty of vehicles via bloc paviour forecourt and access to

garage. Laid mainly to lawn with mature beds and borders throughout. Decked terrace situated out from dining room and garden room providing a great space for al fresco dining. Greenhouse. Outside power and light. Rear patio accessed from utility room which provides log store and timber built shed etc.

Services

All mains services. Owned solar panels to roof with battery storage facility providing excellent renewable energy source.

Directions

From our office at 65 High Street, travel up the High Street onto Llantwit Major Road, take a left at the end of this road towards Llanblethian, take a left before The Cross Inn into Llanblethian. Travel on this road for about half a mile until you reach the Church, take a left into Stallcourt Close. The Paddock is straight in front of you through the double gated entrance. Feel free to park on the driveway.









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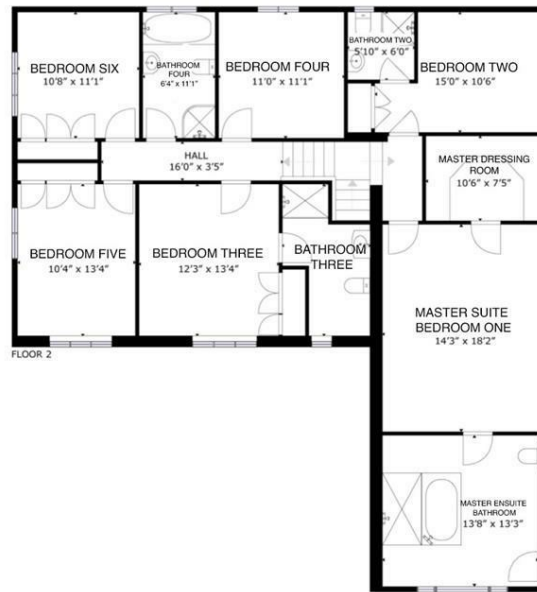
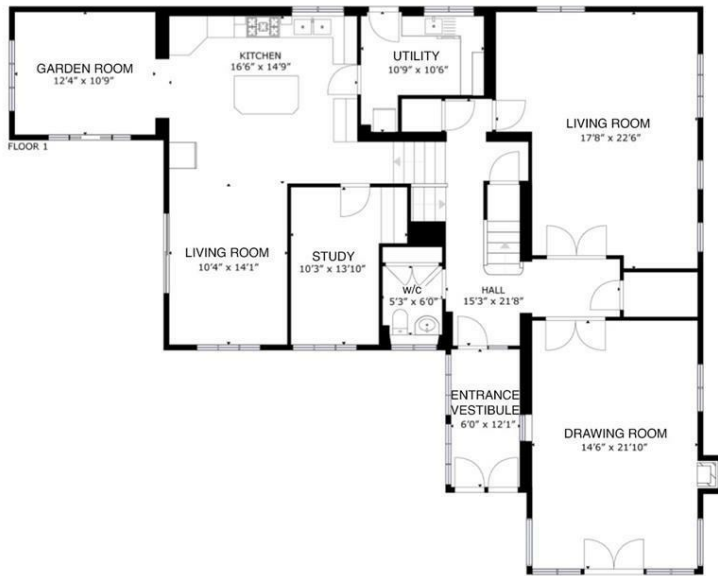


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HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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