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Stonecourt

Bonvilston, CF5 6TR

Price £1,995,000

HARRIS & BIRT



A superbly and stylishly appointed detached house with extensive accommodation delightfully tucked away down a private lane and set in close to 2 acres of garden and paddock with a large detached double garage and stables and yet within walking distance of good village facilities and a few minutes drive west to the market town of Cowbridge and east to the capital city of Cardiff and vibrant Cardiff Bay.

Originally a stone barn the property has been converted, extended and modernised with the addition of a large orangery, built approximately 6 years ago, at the rear of the property reflecting the very latest ideas on layout and quality finish and providing an open living space of approximately 900sq feet. Briefly the accommodation includes a large reception area/entrance hall, drawing room, sitting room/snug, study, living room/orangery open plan to kitchen/breakfast room (almost 900 sq feet) together with a well appointed utility room and two cloakrooms. There is an additional single storey self-contained wing attached to the house, having its own front door, kitchen, bathroom and central heating system.

The property downstairs creates a wonderful and imposing blend of traditional and modern, offers light and airy living and gives a sense of effortless flow from room to room. Upstairs in the main house are 5 double bedrooms, two of which are suites each with its own dressing room and large bathroom and there is also a large third family bathroom.



Along with the modernisation of the property, the garden and al fresco dining terrace has also been extended so you can now step out from the living room /orangery/kitchen via two large sets of triple sliding doors onto the newly created rear terrace and enjoys views over the garden to the paddock beyond. There are gravel courtyards to both front and rear with space to park numerous cars. The solidly constructed detached garage and stable complex has been extended to provide plenty of amenity space with all services and fronting onto an 1800sq' concrete yard with gateway to the paddock which is laid to grass and provides an attractive backdrop to the outlook of the main house. In addition, there is substantial external lighting to both the front and rear of the property.

The property is situated at the end of a small private lane laid to tarmac serving just four high quality individual houses. Local village facilities with walking distance include the village shop/post office, Bonvilston reading rooms (rather nice name for the village hall), parish church and The Red Lion. Cottrell Park Golf Club with it's two 18 hole courses is just down the road. There is a bus service along the A48 which passes through the village. The village is within the catchment area for the highly regarded Cowbridge school and the excellent village junior schools close by including the adjoining village of St Nicholas. Just a few minutes drive to the west is the market town of Cowbridge with more extensive local facilities including library, health centre, wide range of shops both national and local, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club etc. To the east and again just a few minutes drive away is the capital city of Cardiff with all the facilities you'd expect of a major city together with the vibrant Cardiff Bay area. Bonvilston is situated in the heart of the Vale of Glamorgan with the Heritage Coastline just a few miles to the south. There is a mainline railway station in Cardiff with regular connection to London and Cardiff Wales Airport is within easy driving distance.

An exceptional property fitted and finished to a particularly high standard reflecting modern life and designed to take full advantage of its delightful and convenient location. Inspection is thoroughly recommended.

Accommodation

Ground Floor

Entrance Porch

Hugely attractive matt black entrance porch in UPVC with glazed and chrome fixed pane panels, as well as glass lantern light to ceiling. Offering access through to inset front door.

Reception Room 22' x 14'9 (6.71m x 4.50m)

Fine storm doorway flanked by windows to ground level and with a views over the forecourt. Inset ceiling lighting. Lovely solid oak block floor laid in herringbone pattern. Double doors through to the orangery/living room. Double doors through to drawing room.

Drawing Room 26' x 15' (7.92m x 4.57m)

A great room for entertaining when combined with the reception room with the space almost 50' long. Two windows look out over the forecourt and windows overlooking the rear terrace with attractive views over the rear garden and grounds. Inset ceiling lighting. Oak block herringbone pattern floor to match reception. Cream coloured cast iron wood burning stove set on slate hearth in recess fireplace.

Orangery/ Living Room 23'9 x 15'3 (7.24m x 4.65m)

Double doors from reception. Mostly open plan with the kitchen/family room creating a huge (almost 900sq') living space. Wonderfully light with big central lantern light and the end wall almost entirely in glass with triple sliding doors literally bringing the terrace and garden into the living space during the summer months. Stunningly finished with large Italian porcelain tiles to floor and one wall finished in black split faced granite. Inset ceiling lighting.

Kitchen/ Family Room 32 x 16'6 (9.75m x 5.03m)

Like the orangery/living room fitted with large Italian porcelain tiled floor and again wonderfully light with a 13'6" run of triple sliding doors out to the terrace and garden. The kitchen area is fitted with an extensive range of German units finished in cream with matching wall and base units with black granite work surfaces with matching upstands and glazed backplates between wall and base units. Features in the kitchen include built under Neff dishwasher with decor panel, 1.5 bowl stainless steel inset sink unit with waste disposal and drainer and fitted with Quooker instant hot water tap, classic Aga finished in cream, Neff convection hob with extractor over, built in Neff oven with fold down door, built in Neff microwave with Neff warming drawer under. Additional tall feature units by Stoneham finished in walnut including tall AEG fridge with decor panel and matching tall AEG freezer with decor panel. Central island unit with matching cream units underneath and topped by an amazing individual piece of granite which extends out on one side to form a breakfast bar. Lowered ceiling with inset ceiling lighting over the central island unit. Inset ceiling lighting throughout the kitchen/family room. In the family room area there is a massive stone inglenook fireplace housing cast iron wood burning stove.

Utility Room 15' x 7'6 max (4.57m x 2.29m max)

Large format porcelain tiled floor. Inset ceiling lighting. A range of fitted wall and base units in a sleek, high gloss, 'Cappuccino' palette with handleless finish. Set under and over a quartz inset work surface, with matching upstand. Features including, integrated fridge freezer, integrated Neff slim line dishwasher, inset stainless steel sink with grooved drainer and chrome mixer tap with space for washing machine and tumble dryer.

Rear Hall

Leading directly off the utility room and providing access around the side of the house to the garden. Tiled floor. Recess for coats etc. Sun pipe. Inset ceiling lighting. Glazed storm doorway.

Lobby

Tiled floor. Inset ceiling lighting. 7'6" run of floor to ceiling cloaks cupboard.

Cloakroom

Fitted with decorative white Victorian rope style suite by Heritage comprising low level WC and wash hand basin. Tiled floor. Roof light. Inset ceiling lighting.

Sitting Room 12'3 x 11'3 (3.73m x 3.43m)

Another wonderfully light room with central lantern roof light, window overlooking garden and bi-fold doors which lead out to the rear terrace enjoy lovely garden views. Inset ceiling lighting. Oak block herringbone pattern floor.

Study 14'9 x 13'3 (4.50m x 4.04m)

Window overlooking forecourt. Inset ceiling lighting. A cleverly designed room with a 14'9" run of floor to ceiling wall to wall painted built in cupboards designed to contain all the bits and pieces which normally clutter up a study so all the room needs is a desk and a chair. Straight stairway to first floor. Window to front.

Cloakroom

Recessed stone archway through from study. Suite in white comprising low level WC and wash hand basin with cupboard under. Automatic ceiling lighting. Tiled floor. Storage cupboard.

First Floor

Landing

Straight stairway from study. The main landing area enjoys views over the garden and features a double sized airing cupboard mega flow system and additional store cupboard. Fold down ladder leads to the extensive attic storage space with electric light.

Master Suite Bedroom One 19'6 x 16'0 (5.94m x 4.88m)

An impressively large room enjoying delightful views on two sides over the gardens, grounds and countryside.

Master Suite Dressing Room 14' x 8'9 (4.27m x 2.67m)

Mirrored end wall makes this room feel deceptively large. Central tiled floor with inset ceiling lighting over flanked by wall to wall units on either side included in the measurements. At either end are floor to ceiling cupboards with shelves and shoe racks and inbetween are high quality Hulsta storage units.

Master Suite Bathroom 14'6 x 7'0 (4.42m x 2.13m)

Luxuriously fitted with Duravit suite in white comprising low level WC with vertical cistern, wide wash hand basin with two waterfall taps and drawer under, wall to wall wet room style shower with central glass screen and accessed at either end and fitted with rain head shower. Walls and floor fully tiled. Two windows enjoy views over the rear garden. Extractor. Two stainless steel radiators/towel rails.

Guest Suite Bedroom Two 12'9 x 6'9 (3.89m x 2.06m)

Enjoying a double aspect with window overlooking forecourt and window overlooking rear garden and grounds.

Guest Suite Dressing Room 12'6 x 8'9 (3.81m x 2.67m)

Overlooking the forecourt. Tiled floor. Inset ceiling lighting. Floor to ceiling fitted wardrobes.

Guest Suite Bathroom Two 16'0 x 11'6 (4.88m x 3.51m)

Luxuriously fitted with Lefroy Brooks classic suite in white comprising pedestal wash hand basin and low level WC. Free standing bath with ball and claw feet fitted with central taps and hand shower. Walk in glazed shower with split face tiled wall. Tiled floor. Inset ceiling lighting. Window overlooking rear garden and grounds.

Bedroom Three 12'6 x 12'0 (3.81m x 3.66m)

Views to the front. Floor to ceiling fitted wardrobes.

Bedroom Four 12'6 x 12'0 (3.81m x 3.66m)

Measurements include three door run of floor to ceiling fitted wardrobes. Forecourt views.

Bedroom Five 12'3 x 9'0 (3.73m x 2.74m)

Forecourt views. Floor to ceiling mirrored walls. Flush fitted shelved cupboards.

Bathroom Three 14'0 x 8'0 plus entrance lobby (4.27m x 2.44m plus entrance lobby)

Luxuriously fitted with modern suite in white comprising Laufen wide winged dished wash hand basin with mixer tap. Cantilevered low level WC with concealed cistern. Double ended bath with central pillar tap tiled to the side and with skirting lighting. Walk in over sized glazed shower cubicle with large head hand shower. Tiled floor. Walls tiled to dado. Inset ceiling lighting. Opaque glazed window. Stainless steel radiator/towel rail. Doorways to both the landing and bedroom five allowing this to be used as an ensuite bathroom if required.

East Wing

The east wing is attached to the front of the house and is single storey with a pitched roof. It looks out onto the forecourt. The wing is entirely self contained with its own gas fired central heating system etc. Obviously a wide range of uses.

Entrance Hall 15'0 x 7'0 (4.57m x 2.13m)

Storm doorway to forecourt with full height opaque window to either side. Oak effect floor. Access to roof storage space. Inset ceiling lighting. Cupboard housing Valliant Ecotech+838 mains gas fired boiler.

Living Room 19'6 x 14'3 (5.94m x 4.34m)

Range of inset ceiling lighting with drop down pendants. Fitted carpet. Two UPVC double glazed sash windows to front elevation. Attractive modern fitted radiator. Steps up to;

Kitchen 15'0 x 7'6 narrowing to 3'0 (4.57m x 2.29m narrowing to 0.91m)

Fitted with a range of matching wall and base units finished in white with marble effect work surfaces. Features include; built under oven, built in Cook & Lewis two ring glass hob, with Cook & Lewis filter over set into an arched glazed canopy, single square bowl sink and drainer with mixer tap, breakfast bar with space and plumbing for washing machine/dishwasher, Enviroment extractor. Porcelain tiled floor. Inset ceiling lighting. Velux roof light. Underfloor heating control house to wall.

Bedroom 12'6 x 10'9 (3.81m x 3.28m)

Window overlooking forecourt. Inset ceiling lighting. Oak effect floor. Modern fitted vertical radiator. Doorway opens through into:

Dressing Room 13'6 x 4'3 (4.11m x 1.30m)

Automatic inset ceiling lighting. Oak effect flooring to match bedroom. Electric light and power. No window.

Bathroom

Luxury suite in white comprising low level WC, free standing wash hand basin set on white vanitory unit with double drawer under set into recess with lighting over, glazed double doors to shower cubicle with ceiling hung rainfall shower head and separate handheld shower fitment. Mirror finished radiator/towel rail. Extractor. Inset ceiling lighting. Opaque glazed UPVC double glazed sash window.

Outside

The property is approached down a private lane laid to tarmac serving just four individual detached houses. The property is at the end of the lane with a pair of aluminium composite double gates with remote video control. They open up into a large gravel forecourt with space to park numerous cars whilst there is a brick paviour terrace leading to the front door of the main house and also to the front door of the east wing. The gravel driveway continues around the side of the house to the further extensive gravel parking area and then to the double garage and stable complex beyond. Immediately to the rear of the main house there is an attractive paved L shaped terrace measuring about 36' x 17' and 20' x 14' with feature flower bed. Access is from the bi-fold doors in the family room, living room, kitchen/breakfast room, drawing room and side hall. The property is made extremely private via high level laurel hedgerows to the whole of the western boundary with the rear terrace laid to attractive flagstone laid patio slabs. Small parcel of manicured lawn provides some softness to the rear garden with an attractive rockery garden incorporating a water garden with a pair of low fountains adjoin a flight of steps to a large split level terrace measuring about 50' x 24' and is a lovely spot to sit and enjoy the delightful outlook as well as providing light and power. There is further access to the rear of the

annex that can be used to provide maintenance etc. The lawned garden area adjoins the paddock and has recently been planted with some adolescent trees for further privacy.

Double Garage

An excellent additional to the property by the current Vendors is this excellent sized double garage that is entered via an electric up and over door with adjacent wall lights. Power and light.

Stable Block and Paddock

To the Northern part of the stable block there are two good sized storage rooms with wooden double doors (9'6" x 8'9") with electric light and power and a further storage room (23" x 9'6") with electric light and power. Attached to the end of the stable block is an open fronted timber store (12" x 9") with Yorkshire boarded side. At the front of the block is a concrete yard about (75" x 25") with water light and power. Gated access from the gravelled gated courtyard and gateway through to the paddock which is laid to grass with post and wire fencing as well as a hedged boundary mainly laid to laurel on the western boundary.

Services

Mains water, gas, electricity and drainage. Central heating by mains gas with separate system to main house and east wing. Megaflow pressurised system incorporated by the current Vendors. High performance double glazed windows throughout.

Directions

From our offices at 67 High Street Cowbridge turn left and proceed up to the traffic lights and straight on onto the A48 road towards Cardiff. Enter the village of Bonvilston going past the village shop on your left hand side. Just a few yards further along and immediately before the parish church turn left into a small lane entrance. The property is the last house with timber double gates. Press the intercom button on your right hand side at the gates and they will be opened for you. From Cardiff, at Culverhouse Cross take the main A48 road towards Cowbridge. Passing through through the village of St Nicholas into Bonvilston. Go past the Red Lion on your right hand side and immediately after the church on your right hand side turn into the lane and follow the directions as above.



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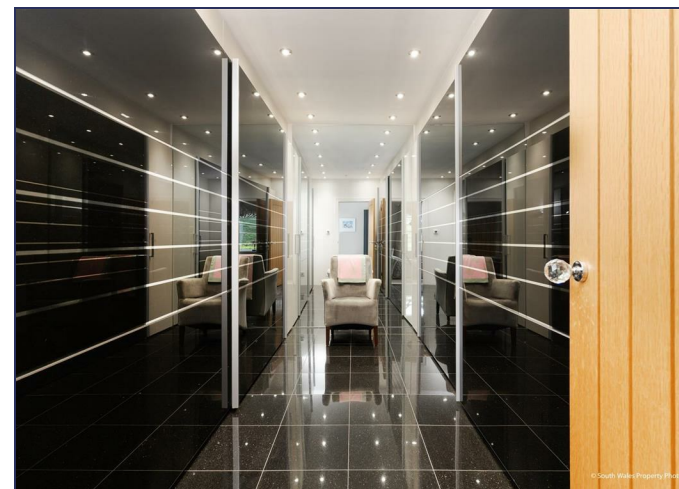






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