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The Old Lamb & Flag, Castellau

Llantrisant, CF72 8LP

Price £1,695,000

HARRIS & BIRT



Truly magnificent detached, former coaching inn, set in circa 7 Acres of gardens & grounds.

An impeccably presented detached period residence situated in circa 7 acres of gardens and grounds, with further land available by separate negotiation. The Old Lamb & Flag is situated in the small hamlet of Castellau, close to the historic town of Llantrisant and dates back to the 16th Century. The property has been extended and fully renovated to a very high standard by the current owner, using reclaimed stone from the surrounding area.

The exceptional interior spans over 5000 sq/ft and provides a combination of modern family living with character features throughout, and briefly comprises; entrance hall, drawing room, dining room through kitchen/breakfast room, utility room, boot room, rear hall, library/sitting room, inner hall, cloakroom and study. Bespoke Oak staircase leading up to centralised landing, offering access to master suite comprising of dressing room, bedroom, en suite bathroom and walk in shoe closet, bedroom suite two with en suite bathroom, bedroom suite three with en suite bathroom and bedroom suite four with en suite bathroom.

To the outside, the property is set behind an attractive stone wall, and entered via a pillared entrance with a Costwold stone driveway. The adjacent land surrounds the property and has the benefit of planning permission for a seasonal wedding marquee. Formal gardens include a terrace which is accessed from the dining room.

- Wonderful Detached Residence Dating Back to 16th Century.
- Circa 5,000 sq/ft.
- Set in 7 Acres of Gardens & Grounds.
- Four Large Bedrooms all En Suite, with a Magnificent Master Suite
- Rebuilt and Refurbished in 2001 by Current Owners.
- Spacious Accommodation Throughout.
- Semi-rural Location with Close Proximity of Llantrisant 'Old Town'.

Location

Castellau is a small hamlet within close proximity of Llantrisant. The history of Llantrisant is fascinating and dates back to legends of the 14th Century. The 'Old Town' Llantrisant continues to enjoy increased popularity with its preponderance of older properties set in narrow winding streets with individual shops and businesses. Within walking distance is the leisure centre with its indoor swimming pool and wide range of sport and leisure facilities. Also within walking distance are the more extensive modern facilities of Talbot Green including a wide range of shops both national and local, major out of town shopping centre including Boots, Marks and Spencer, Tesco etc. Llantrisant Golf Club is only a short drive away and a bit further away is the Vale of Glamorgan Country Club with tennis, squash, yoga, gymnasium, swimming pool, golf driving ranges, golf courses etc. Easy access to the M4 motorway brings major centres including the capital city of Cardiff, Swansea and Bridgend, as well as easy commuting distance to London.

Accommodation

Ground Floor

Entrance Porch 8'1 x 10' (2.46m x 3.05m)

Entered via oversized Oak double doors to open entrance hall. Adjacent lead lined hard wood ecclesiastical double glazed windows to either aspect. Skimmed walls and ceiling. Flagstone laid floor. Pointed stone entrance to oversized Oak door opening through into drawing room.

Drawing Room 44'10 x 16'10 (13.67m x 5.13m)

Situated in the original part of the property. Huge hard wood lead lined windows allowing plenty of natural light. Attractive pointed stone wall with two fireplaces. One enclosing a log burning stove housed on a flagstone laid hearth. The other open and ready for open fire or log burning stove. Attractive built in shelving. Skimmed walls and ceiling. Oak laid floor. A wonderful 'heart of the home' space. Oak double doors open through into inner hall with a further two oversized oak double doors opening into dining room.

Dining Room 26'2 x 16'3 (7.98m x 4.95m)

Attractive lead lined UPVC double glazed windows open out onto rear patio laid terrace. Further natural light via two

hard wood double glazed lead lined windows to front elevation. Fully skimmed walls and ceiling with flagstone laid floor. Semi open plan through into kitchen/ breakfast room.

Kitchen/ Breakfast Room 19'11 x 12'11 (6.07m x 3.94m)

An attractive fitted hand made custom painted kitchen in a shaker style Farrow and Ball finish. Brushed chrome handles throughout. Features to include integrated double American style fridge/ freezer set into a good sized larder unit. Further range of cupboards. Attractive enclosed alcove shelving with fitted wine rack and open shelving beyond. Fitted island with Oak laid worksurface. Range of underset base units. Inset Panasonic microwave. Free standing 'Rosieres' range cooker with gas four ring hob. Gas fitted hot plate. Electric under set double oven, grill and warming tray facility. Set into an attractive pelmet. Over head chimney extractor. Further range of fitted wall and base units. Double China Belfast sink with brushed chrome mixer tap. Separate power tap fitment. Integrated dishwasher behind matching decor panel. Wall and base units set under and over a granite worksurface with grooved drainer. Matching upstands and window sill. Sink and drainer views out to countryside and beyond. Hard wood led lined UPVC double glazed window. LED underset lighting. Fully skimmed walls and ceiling. LED fitted spotlighting. Flagstone laid floor. Oak ledged embraced door opening through into rear hall.

Rear Hallway

Skimmed walls. Skimmed ceiling. Fitted flagstone floor. Oak ledge embraced door opens through into a plant cupboard housing pressurised hot water cylinders and under floor heating manifolds etc.

Utility Room 10'5 x 5'6 (3.18m x 1.68m)

Further range of fitted wall and base units set under and over a mottled effect worksurface. Stainless steel sink and drainer. Wood panel splash back. Further skimmed walls and ceiling. LED spotlighting. Flagstone laid floor. Wooden lead lined window to side elevation enjoying those pretty views.

Boot Room

Useful space. Skimmed walls and ceiling. Oak pedestrian rear door. Attractive inset lead lined glazed vision panel. Flagstone laid floor. Wooden lead lined window to rear

elevation. Built in storage cupboard housing twin boilers and RCD fuse board etc.

Library 18'6 x 23'1 (5.64m x 7.04m)

An adaptable space and an attractive reception room that's currently in use as study/ library. Can be used as secondary sitting room/ play room etc. Wooden double glazed lead lined bay window to rear elevation. Fully skimmed walls and ceiling. Inset centred pointed stone wall. Range of LED spotlighting. Built in book storage. Flagstone laid floor. Oak double door open through into reception hall.

Inner Vestibule 16'7 x 11'10 (5.05m x 3.61m)

An attractive reception hallway combining plenty of rooms on the ground floor. Fully skimmed walls and ceiling. Flagstone laid floor. Fully turn staircase leading up to first floor landing. Wooden double glazed lead lined window to front elevation. Inset double glazed Velux window. Good sized under stairs storage.

WC/Cloakroom 8'3 x 7'5 (2.51m x 2.26m)

An attractive two piece suite comprising low level dual flush hidden cistern WC and Villeroy & Boch bowl wash hand basin set on a Corex worksurface. Set under vanity unit and chrome wall hung mixer tap. Oak panelled wall. Further skimmed walls and ceiling. LED spotlighting. Wooden double glazed lead lined window to rear elevation. Flagstone laid floor.

Study 10'4 x 8'11 (3.15m x 2.72m)

An attractive study space with plenty of natural light via two wooden lead lined double glazed windows to front and side elevation. Skimmed walls. Skimmed ceiling. LED spotlighting. Flagstone floor.

First Floor

Landing

An attractive open landing space accessed via full turn Oak laid stair case. Communicating doors to all first floor rooms. Fully skimmed walls and ceiling. Oak laid floor. Stepping up to a fitted cream carpet. Access to loft via hatch. Oak ledged and braced double doors opens into airing cupboard with open shelving.

Master Suite Dressing Room One 16'7 x 15'1 (5.05m x 4.60m)

An attractive and spacious dressing room space that could easily double up as nursery or fifth bedroom. Fitted with full range of wardrobes spanning all three walls and a fitted full size mirror with LED lighting under pelmet. Built in dressing table with glass worksurface under an attractive arrow slit double glazed lead lined double window to front looking out over driveway. Oversized ledged and braced lead lined door opens through into;

Master Suite Bedroom One 26' x 16'6 (7.92m x 5.03m)

This room provides a real 'wow' factor with double height ceiling. Spanning circa 12 to 14ft. Attractive low level ecclesiastical windows in a lead lined UPVC overlooking land beyond. Further natural light via wooden double glazed lead lined windows to front elevation. Fully skimmed walls and ceiling. Range of LED spotlighting. An attractive drop down chandelier. Herringbone wood effect floor. Oak door access through into;

Master Suite Bathroom One 16'2 x 19'7 (4.93m x 5.97m)

Luxurious and high specification bathroom comprising four piece suite of free standing roll top bath. Floor mounted chrome mixer tap and separate shower head fitment. Oversized walk in shower cubicle with integrated chrome rain fall shower head and separate shower head fitment behind a glazed and chrome shower screen with inset built in shelving. His and hers sinks with chrome mixer tap set into a granite worksurface and vanity unit under. Low level dual flush wall hung WC by Roca. Herringbone marble effect tiled floor and walls. Further skimmed walls and ceiling with inset LED spotlighting. UPVC double glazed patio doors open out onto a wrought iron Juliet balcony enjoying the fantastic views across the acreage beyond. Built in glass shelving. Chrome wall mounted heated towel rail. Pocket door opens through into;

Master Suite Dressing Room Two 4'5 x 12'6 (1.35m x 3.81m)

Walk in show closet with range of LED spotlighting. Skimmed walls and ceiling. Matching tiled floor.

Suite Bedroom Two 16' x 15'5 (4.88m x 4.70m)

Another wonderfully interior designed bedroom in a deep green. Benefitting from high ceilings. Range of fitted wooden double glazed lead lined windows. Skimmed walls and ceiling. Fitted carpet. Built in fitted wardrobe. Door through into;

Suite Bathroom Two 8'9 x 9'2 (2.67m x 2.79m)

Attractive four piece suite in a modern high specification comprising oversized walk in wet room shower cubicle. Oversized rain fall shower head. Glazed shower screen. Roll top floor standing bath with chrome floor mounted mixer tap and chrome shower head fitment. Wall hung modern wash hand basin with chrome mixer tap and low level dual flush WC. Attractive charcoal tiled wall and floor. Slate laid worksurface and matching sill. Hardwood lead lined window to front elevation. Further skimmed walls and ceiling. LED spotlighting. Wall hung chrome heated towel rail.

Suite Bedroom Three 15'7 x 18'10 (4.75m x 5.74m)

Excellent King sized bedroom with wooden lead lined double glazed window to side elevation. Skimmed walls and ceiling. Attractive pointed stone feature wall. LED spotlighting. Access to loft via hatch. Fitted carpet. Range of built in wardrobes (four door run). Oak ledged and braced door opening through into;

En Suite Bathroom Three 13'3 x 6' (4.04m x 1.83m)

Three piece suite in white comprising Travertine tiled panelled bath with integrated chrome shower and rainfall shower head attachment over bath. Low level dual flush hidden cistern WC. Wall hung wash hand basin with mixer tap. Travertine tiled floor and splash backs. Further skimmed walls and ceiling with LED spot lighting. Tiled skirting. Wooden double glazed lead lined window to side elevation.

Suite Bedroom Four 11'6 x 10'9 (3.51m x 3.28m)

Another double bedroom with fully skimmed walls and ceiling. Wooden double glazed lead lined window to side elevation. Fitted carpet. Access to loft via hatch. Built in double storage. Doorway opens through into;

En Suite Bathroom Four 10'5 x 9'1 (3.18m x 2.77m)

Three piece suite in white comprising oversized walk in shower cubicle. Integrated chrome shower and shower head attachment. Glazed and chrome shower screen. Attractive over sized vanity unit. Range of fitted wall and base units. Ceramic wash hand basin and chrome mixer tap set in. Low level hidden cistern WC. Attractive Travertine walls and open shelving with contrasting wood effect tiles to floor. Skimmed ceiling with LED spotlighting. Wooden double glazed Velux window set into eaves.

Outside

Gardens & Grounds

Entered via an attractive double stone pillared entrance to a wrap around driveway that sweeps up to the front of the property via Cotswold laid stone. Plenty of forecourt parking for numerous vehicles. The property sits around its own pointed stone walled boundary to allow privacy. Looks out over the circa 7 acres of mainly flat pasture beyond. The formal gardens comprise of an attractive lawned parcel with raised beds and borders. Bedded with mature shrubbery. Flagstone laid terrace opens out from dining room providing the opportunity for al fresco dining. Attractive decked terrace fitted with electric points etc. Also giving access to boot room. The property is in idyllic privacy but also benefits from not being isolated.

Land

The property is being sold with a 7 acre parcel laid to pasture. The land is gently sloping but mostly flat and backs onto a natural water course to provide water etc. There is further land available by separate negotiation and the property could be purchased with circa 14-17 acres if required.

Services

The property is serviced by mains electric and water. Underfloor heating throughout via oil fired central heating. The range cooker runs from CALOR GAS LPG bottles. Septic tank drainage.





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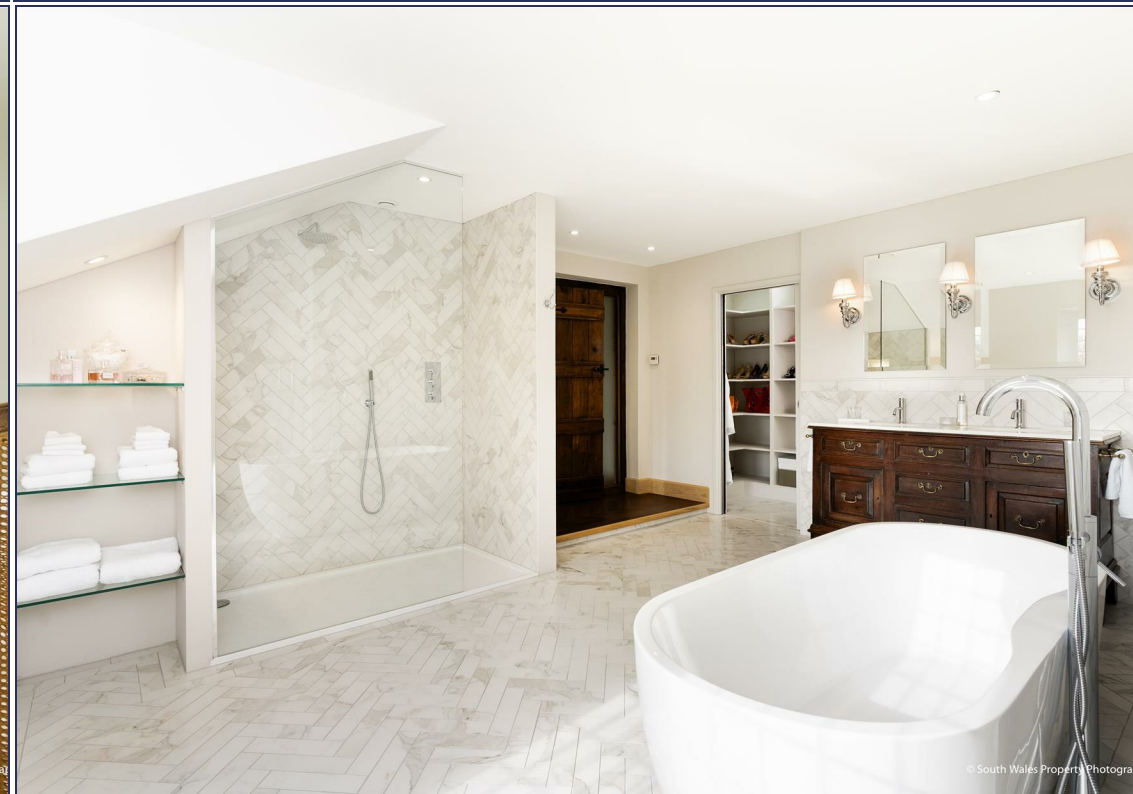
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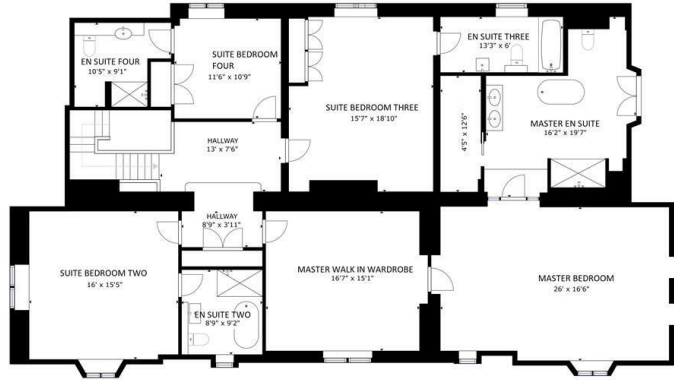


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GROSS INTERNAL AREA:
FLOOR 0: 1100 sq. m. (21477 sq. ft.).
TOTAL: 2048 sq. m.

Matterport



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
74		14
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

