



## Residential Development Opportunity - Residential Development

↳ Mansannor, Cowbridge, CF71 7RX

Price £850,000

HARRIS & BIRT



An excellent opportunity to purchase this little piece of history and wonderful development opportunity to create a residence circa 3,300 sq/ft situated in the heart of the village of Llansannor. Both properties situated to the rear of the infamous former Manor house named Llansannor Court. The accommodation briefly comprises Court Cottage which offer entrance porch, living room, good sized kitchen/ dining room, sitting room/ snug, inner stair hall and WC to the ground hall. Stairs lead up to the first floor comprising three good sized double bedrooms and family bathroom. Off road parking to front and a pretty rear garden that is flat and private. Robins Nest offers accommodation of a large porchway, leading into a hallway, kitchen, dining room and spacious living room. The first floor accommodation offers three double bedrooms, the primary bedroom has an en suite and a further family bathroom.

Situated in a fine woodland setting in one of the Vale's most peaceful enclaves yet within easy reach of Cowbridge town and its shops and schools. The property is located in a rural setting yet is just 3 miles from the beautiful market town of Cowbridge with its broad range of shops and services. M4 (Junctions 34 and 35) are within a 10 minute drive. The Intercity Rail network can be accessed from both Bridgend and Cardiff with frequent services to Paddington (approximately 2 hours from Cardiff). There is an abundance of rural pursuits and footpaths on the doorstep. The Parish of Llansannor has an excellent Primary School; Secondary education is in Cowbridge Comprehensive School.

- Development Opportunity to Purchase Two Charming Cottages
- Court Cottage & Robin's Nest
- Large Plot
- Situated Adjacent to the Prestigious Llansannor Court
- Wonderful Heart of the Village Setting
- Fantastic Views
- Character Features Throughout
- Sale by Private Treaty and on a Freehold Basis

## Development Opportunity

The property can be purchased individually or part of a wider project with both The Robins Nest and Court Cottage which are both currently on the market with Harris & Birt. The properties were formally a part of Llansannor Court and could easily be converted into a larger residence in a sizeable plot.

### The Robins Nest

A character cottage situated in the Vale Hamlet of Llansannor, with pillared entrance from the country lane leads to an extensive driveway providing parking for a number of vehicles. The accommodation benefits from a large porchway, leading into a hallway, kitchen, dining room and spacious living room. The first floor accommodation offers three double bedrooms, the primary bedroom has an en suite and a further family bathroom.

### Services

LPG central heating. Cesspit drainage. Mains electric and water.

### Gardens & Grounds

Entrance via shared driveway allowing off street parking for several vehicles. Fence with gate leading to rear garden. Paved slabs leading to front. Raised beds. Patio area great for entertaining. Gravel area. To the shed with Worcester boiler and plenty of storage. Oil tank.

### Court Cottage

An excellent opportunity to purchase this little piece of history situated in the village of Llansannor. Surrounded by similar style properties. Benefitting from a huge amount of character features, the property is

situated to the rear of the infamous former Manor house named Llansannor Court. The accommodation briefly comprises entrance porch, living room, good sized kitchen/ dining room, sitting room/ snug, inner stair hall and WC to the ground hall. Stairs lead up to the first floor comprising three good sized double bedrooms and family bathroom. Off road parking to front and a pretty rear garden that is flat and private.

### Gardens & Grounds

An attractive rear walled garden laid with artificial grass and crushed stone. Excellent views across Llansannor Court and beyond. Raised decked parcel. Access through into lean-to. Oil tank housed to rear.

### Services

The property is serviced oil-fired central heating. Mains electric and water. Cesspit drainage.

### Directions

From our offices at 65 High Street, Cowbridge turn left proceed down the high street onto Eastgate and at the traffic lights turn left onto Aberthin Road. Travel through the village of Aberthin then take your next left signposted Llansannor. Travel along this lane and take your next turning left. Go straight through the small hamlet of Newton, passing the Milk Churn on your left hand side. Keep on this country lane following the signs for Llansannor, Just after the sign upon entering the village take your next left onto Court Drive. Travel down Court Drive and bear right at St Senwyr Church, travel around the back of the church and turn left. Follow the lane until you can't go any further. Parking is on your left hand side.

### Basis of Sale

The property is offered for sale by private treaty. Sale of Freehold title.

## Plans, Areas and Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry Plans. Any plans within these particulars are published for illustrative purposes. The accuracy of such plans are not guaranteed.

### Local Authority

Vale of Glamorgan County Council, Civic Offices, Holton Road, Barry, CF63 4RU

### Anti Money Laundering

The successful purchaser will be required to provide relevant information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

### VAT

The Seller has not elected to charge VAT on the proceeds but reserves the right to do so.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Viewing Arrangements

Viewings strictly by appointment only - please contact our Cowbridge office for access.







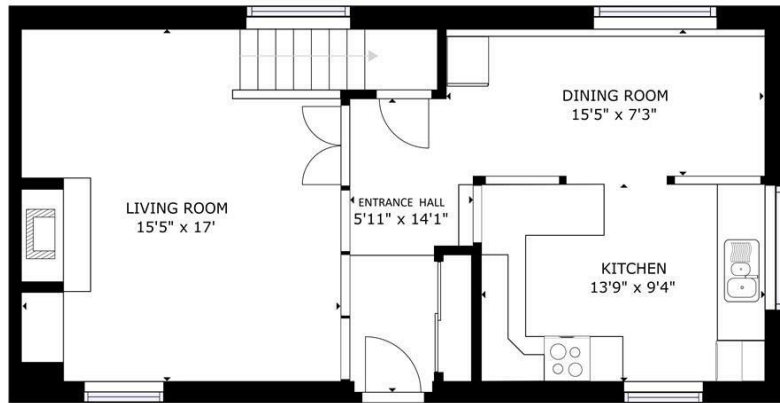
# Court Cottage



GROSS INTERNAL AREA  
 FLOOR 1 1,311 sq.ft. FLOOR 2 747 sq.ft.  
 TOTAL: 2,058 sq.ft.

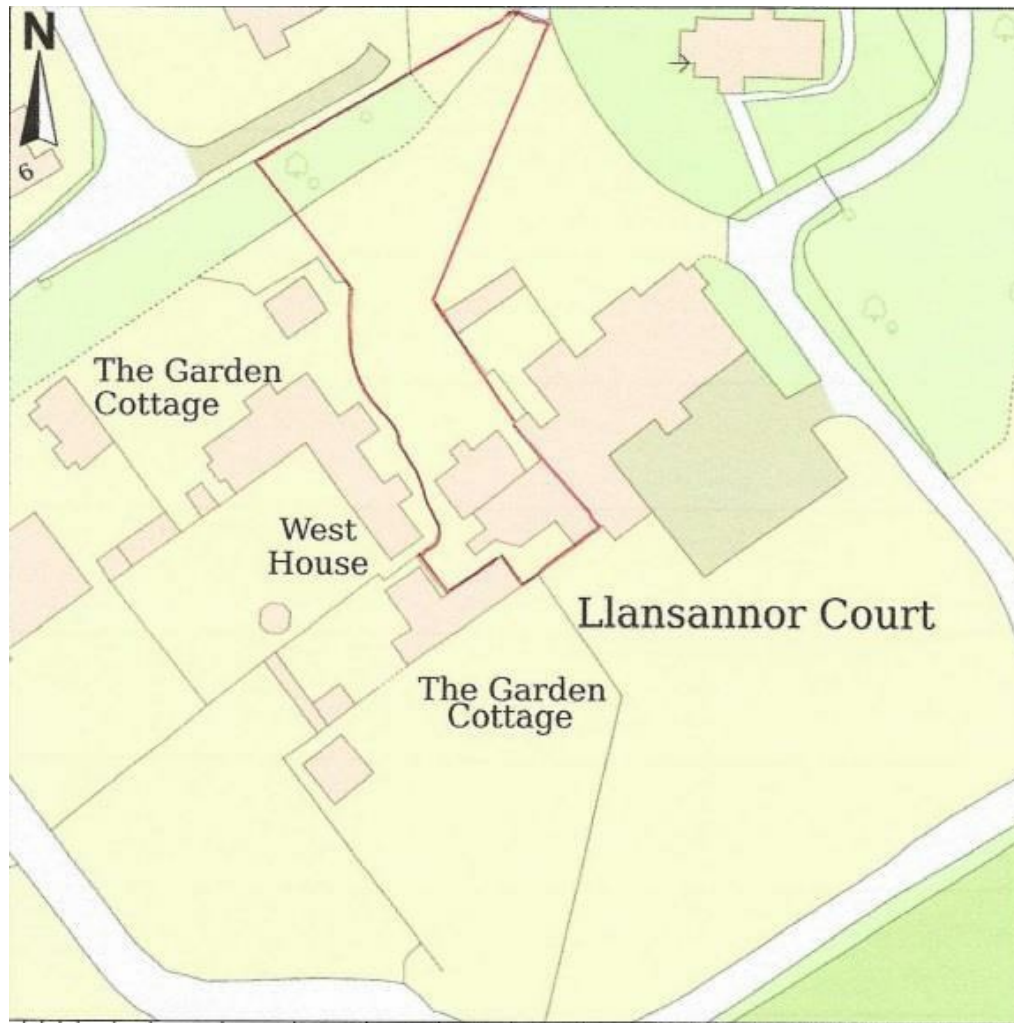


# Robin's Nest



GROSS INTERNAL AREA  
 FLOOR 1 807 sq.ft. FLOOR 2 455 sq.ft.  
 TOTAL: 1,262 sq.ft.





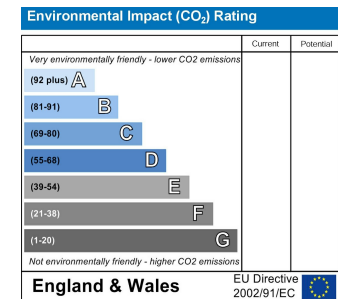
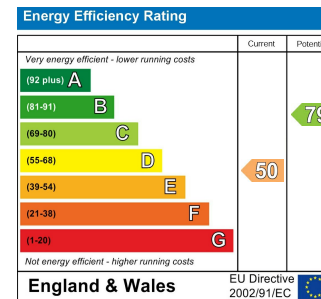
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