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Ashdene

St. Nicholas, CF5 6SJ

Asking Price £1,750,000

HARRIS & BIRT



A unique and extremely impressive circa 3,500 sq/ft detached residence situated off a private lane on the edge of the ever popular village of St Nicholas. The house set in circa 1 acres of formal gardens offers high specification and modern family living, with accommodation briefly comprising; entrance porch, entrance hall, kitchen/breakfast room, drawing room, utility, dining room, living room and WC to ground floor. Stairs lead up to five bedrooms, two en suite and family bathroom, as well as a separate WC and wash hand basin. Attractive wrap around, south facing balcony to rear offers a wonderful terrace and the gardens are found in immaculate condition. A resin laid driveway to front with in and out access, as well as double garage, flat, private and mainly laid to lawn. The property is excellent for entertaining and benefits from a timber built bar to the garden with pergola for inset hot tub. Large patio laid terrace offers great space for al fresco dining etc. Additional benefits include quality fixtures and fittings throughout, solar panels housed to roof and owned by property, as well as outstanding vaulted ceiling principal reception space.

The location is a delight tucked away as the last house on a small lane just a short stroll from the centre of the village. Local facilities include the highly regarded St Nicholas Junior School from where the children go to Cowbridge Comprehensive and the village church. Dyffryn Gardens, owned by the National Trust, is just down the road. In the adjacent village of Bonvilston is the excellent village shop, Bonvilston reading rooms (village hall). St Nicholas is the first village in the Vale of Glamorgan from Cardiff so major out of town shopping including Marks and Spencer, Tesco etc is just a few minutes drive away. Easy access particularly via the M4 and A48 brings major centres within easy commuting distance including the capital city of Cardiff, Cardiff Bay, Bridgend, Swansea, Newport, Llantrisant etc.

- Exclusive Detached Property
- Four Reception Rooms
- Luxurious Master Suite
- In and Out Driveway Situated in a Large Warp Around Plot
- Modernised to Wonderfully High Specification
- Five Bedrooms
- Attractive Timber Built Outbuilding Currently in use as Bar
- EPC: TBC

Accommodation

Ground Floor

Entrance Porch 10'5" x 4'10" (3.18m x 1.47m)

The property is accessed via attractive composite front door with inset lead lined opaque glazed vision panels. Good sized porch with alcove shoe and cloak storage behind wooden double doors. Skimmed walls and ceiling. Marble laid large form tiles. Further natural light via two inset fixed pane double glazed windows to composite fully double glazed pedestrian door through into;

Entrance Hall 15'8" x 8'4" (4.78m x 2.54m)

An attractive entrance vestibule. Two UPVC double glazed internal windows through to entrance porchway. Fully skimmed walls. Coved and skimmed ceiling. Matching large form tiled flooring. Fitted radiator behind an attractive mirror front radiator cover. Alarm panel housed to wall. Good sized under stairs storage. Attractive Oak doors with inset coved glazed vision panels and diamante detailed handles.

Kitchen/Breakfast Room 14'2" x 24'6" (4.32m x 7.47m)

Modern fitted handleless black gloss kitchen with range of wall and base units sat under and over a granite effect worksurface with gold detailing. Features including double wine cooler fridge. Neff eyeline slide and hide oven. Neff eyeline oven and grill facility with underset warming tray. Composite 1.5 sink and drainer with gold swan neck mixer power tap and gold detailing to plug. Oversized fitted island with Neff five ring induction hob and pop up extractor fan. Further range of fitted base units and curved oven hanging breakfast bar. Integrated fridge behind matching decor panel. Integrated bin store. Integrated AEG dishwasher behind matching decor panel. Wonderful benched window seat with underset storage under an over sized UPVC double glazed picture window to front elevation over looking the pretty countryside beyond. UPVC two door run of bi-folding patio doors fully glazed looking out onto patio laid terrace and gardens beyond. Mosaic effect tiled splash backs with matching curved wall lights. Hugely attractive pendant down lights set over the kitchen island. Skimmed walls with tiled upstands. Skimmed ceiling with LED spotlighting. Matching large form tiled flooring. Wall mounted curve chrome radiator housed to wall. Open plan through into dining room. Oak glazed double doors into drawing room.

Dining Room 15' x 11'9" (4.57m x 3.58m)

Semi open plan to kitchen/breakfast room. Plenty of natural light via an over sized fully double glazed pedestrian door opening out onto rear terrace. UPVC double glazed window to rear garden enjoying pretty rear garden views. Fully skimmed walls. Coved and skimmed ceiling. Matching large form tiled flooring. Range of fitted wall lights and drop down chrome glass strip lights. Fitted radiator.

Drawing Room 22' x 18'9" (6.71m x 5.72m)

Extremely attractive principal reception room set into vaulted ceiling. Range of attractive and unique fenestration comprising floor to ceiling UPVC pitched windows enjoying all those pretty views of countryside beyond. Further range of fitted UPVC double glazed windows to front elevation. Three door run of UPVC fully glazed bi-folding doors to rear opening out onto patio laid terrace. Built in media wall spanning floor to ceiling comprising alcove shelving and inset gas pebble effect fire. Skimmed walls. Coved and skimmed ceiling. Range of LED spotlighting. Oak effect flooring. Surround sound speaker system. Storage cupboard housing boiler. RCD fuseboard and inverter for solar panels etc.

Utility Room 10'4" x 6'5" (3.15m x 1.96m)

Further range of fitted wall and base units. Space for tumble dryer, washing machine and American style fridge/ freezer. Wall and base units sat under and over mottle effect worksurface. Stainless steel sink and drainer with chrome mixer tap. Skimmed walls and ceiling. LED spotlighting. UPVC double glazed window to rear elevation. Matching Oak effect flooring.

Living Room 13'4" x 34'4" (4.06m x 10.46m)

Another excellent sized reception space. Three door run of UPVC bi-folding doors opening

out into rear garden. Further natural light via UPVC double glazed windows to all elevations. Skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Oak laid flooring. Fitted radiator. Neville Johnson bespoke fitted bar with floor to ceiling built in shelving units.

Cloakroom

Modern high specification two piece suite comprising low level hidden cistern WC. Oversized wall hung wash hand basin with chrome waterfall mixer tap set under a gloss wall hung vanity unit. Fully tiled spilt faced tiled walls with inset diamante trim. Under pelmet lighting. Granite effect. Two UPVC double glazed window to side elevation. Wall hung graphite modern fitted towel rail. Contrasting tiled floor. LED touch screen mirror housed to wall.

First Floor

Landing 25'11" x 9'7" (7.90m x 2.92m)

Accessed via Neville Johnson bespoke straight staircase via entrance hall. LED low level sensor lighting. Attractive staircase in Oak finish with glazed balustrade. UPVC double glazed window to front elevation enjoying fantastic views. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Modern chrome light fittings.

Master Suite Bedroom 11'11" x 32' (3.63m x 9.75m)

An excellent sized principal bedroom. UPVC double glazed patio doors opening out onto balcony terrace spanning L shaped to the property. Skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Further natural light via UPVC double glazed windows to south and east elevation. Neville Johnson bespoke built in wardrobes. Low level chrome bed side lighting. Dressing table. Shoe storage. USB charging points. Door into;

Master Suite Bathroom

Luxurious shower room comprising walk in shower behind a mosaic tiled and glazed shower screen. Provides a wet room styled finish. Rainfall shower head and chrome shower fitment. Mosaic tiled flooring with inset drainage and marble effect tiled splash backs. Inset alcove shelving. Low level dual flush hidden cistern WC. Attractive wash hand basin with circular basin in a ceramic finish and chrome mixer tap. Unique underset vanity unit. Oversized mirror. UPVC double glazed window to side elevation set above attractive glass shelving. Range of LED spotlighting. Underfloor heating with matching tiled flooring. Further vanity unit. Chrome wall mounted heated towel rail.

Bedroom Two 9'3" x 12'6" (2.82m x 3.81m)

Another good sized double bedroom. UPVC fully double glazed pedestrian door opening out onto balcony terrace. Further UPVC double glazed windows to rear elevation. Papered walls. Coved and skimmed ceiling. Inset LED spotlighting. Fitted carpet. Fitted radiator. Built in bedroom storage.

Bedroom Three 9'3" x 12'6" (2.82m x 3.81m)

Third double bedroom. UPVC double glazed patio door opening out onto balcony terrace. Two further UPVC double glazed windows to rear elevations. Papered walls. Coved and skimmed ceiling. Inset LED spotlighting. Fitted carpet. Fitted radiator. Range of built in bedroom furniture.

Bedroom Four 9'7" x 12'6" (2.92m x 3.81m)

Another good sized double bedroom. UPVC fully double glazed pedestrian door to rear elevation. Two further UPVC double glazed windows adjacent. Papered walls. Coved and skimmed ceiling. Inset LED spotlighting. Fitted carpet. Fitted radiator. Range of built in bedroom furniture. Door to en suite.

En Suite Shower Room

Two piece suite comprising walk in quadrant shower cubicle with integrated chrome shower and rainfall shower head attachment. Separate shower head fitment. Behind a travertine style tiled splash back. Corner wash hand basin with chrome mixer tap underset curved vanity unit. Further papered walls. Mosaic tiled flooring.

Bedroom Five 9'6" x 7'2" (2.90m x 2.18m)

Good sized fifth bedroom, currently in use as dressing room. UPVC double glazed window to side. Built in wardrobes and adaptable space.

Family Bathroom

Modern fitted four piece suite comprising built in jacuzzi bath with chrome water fall mixer tap and separate shower head fitment. Corner quadrant shower cubicle behind a glazed and chrome shower screen. Integrated chrome shower and shower head attachment. Low level dual flush WC. Oversized wash hand basin with underset vanity unit. further eyeline vanity unit. Mirror and spotlighting. Attractive marble tiled splash backs. Dark oak effect flooring. UPVC double glazed opaque window to front elevation. Range of built in down lights. Curved spiral chrome heated towel rail.

WC

Two piece suite in white comprising wall hung hidden cistern WC. Wall hung wash hand basin with chrome mixer tap. Travertine effect tiled walls and flooring. Mosaic style window sill. Inset glass shelving. UPVC double glazed opaque window to front elevation. range of fitted spotlights.

Outside

Detached Double Garage 23'1" x 20'4" (7.04m x 6.20m)

Accessed via electric up and over garage door. UPVC double glazed pedestrian patio doors opening out onto rear terrace. Power and light. Good sized eaves storage. Set on a concrete base. Low level LED down lighting and attractive wall lights. Graphite finish. Approved planning to convert into office and ancillary accommodation.

Detached Timber Outbuilding

Free standing detached timber built out building with good sized pitched roof. Currently in use as a bar. Accessed via wooden glazed patio doors. Range of wooden glazed windows that work on a heat detecting schedule. L shaped built in bar. Good sized shelving. Power and light. Wall hung electric log effect fire. Range of built in pendant down lights.

Gardens & Grounds

The property sits comfortably in a circa 1 acre parcel of gardens. Laid to mature shrubbery. Wonderfully private sat in the corner of a private road nestled on the edge of St Nicholas. From the front is a resin laid in out driveway with forecourt parking. Access to garage. Attractive dwarf hedgerow and laurel hedging to east elevation. The property can be accessed from either side and benefits from low level LED lighting and attractive external wall lights. The rear garden is most delightful and offers flagstone laid terrace spanning almost the full length and width of the property. Flat and private lawned area with mature hedgerow. Attractive beds and borders with a small parcel of patio to south easterly corner of the property housing the bar and built in pitched roof pergola housing the hot tub. Car charging point.

Planning Permission

Approved planning permission for proposed extension to existing garage to create office and ancillary accommodation. Planning Reference Number: 2021/01711/FUL

Services

The property is serviced by mains gas, electric, water and drainage. the property benefits from owned solar panels to the south elevation roof structure heating both hot water and electric.

Directions

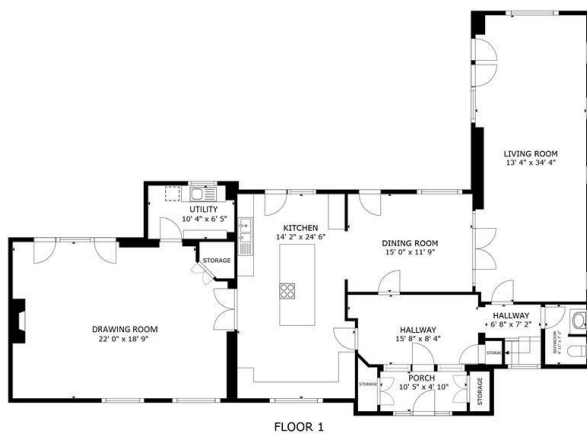
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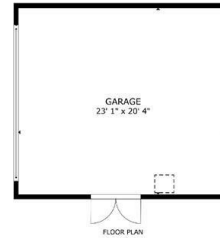




FLOOR 1



FLOOR 2



FLOOR PLAN

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CHARTERED SURVEYORS
 ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1: 1,866 sq.ft. FLOOR 2: 1,144 sq.ft.
 TOTAL: 3,010 sq.ft.
NOTE: AREA COMPREHENSIVE OF PROFESSIONAL, ACTUAL MEASUREMENTS



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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		
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	

