



# Great House

Llysworney, Cowbridge, CF71 7NQ

Price £1,295,000

HARRIS & BIRT



Great House is a broad, six-bay farmhouse set in 0.5 acres that dates back to the sixteenth century - a former farmhouse originally with central hall and two outer rooms, refaced in the eighteenth century and extended to the rear by a two storey wing. It is understood to have been occupied in the nineteenth century by the headmasters of Cowbridge Grammar School. It is listed Grade II as an example of a mid-sixteenth century farmhouse with late eighteenth century alterations and groups well with the Church and School House in the centre of the village. The property is found with an abundance of original features including original beam work, open fireplaces, bread ovens and wonderful mullion window to rear, and due to its elevated position benefits from wonderful views to front across open countryside beyond.

The accommodation briefly comprises; entrance hall, drawing room, dining room, kitchen/dining room, WC/cloakroom, rear hall, bedroom two and en suite bathroom to ground floor. Stairs lead up to a half landing comprising study/sitting room, with stairs to five bedrooms, master en suite and third bathroom.

There is a detached stone pointed barn, with storage area to one side and leisure/hobby space to ground floor and first floor on the other. The first floor could easily be used as a home office if necessary. The gardens are immaculate, accessed by double gates to a large forecourt for parking, al fresco dining terraces wrap around the rear of the property and the gardens are mainly laid to lawn and found in excellent condition with mature raised beds and borders.

- Grade II Listed Former Farmhouse Situated in the Heart of Llysworney
- Four Reception Rooms
- Set in C.0.5 Acres of Mature Formal Gardens
- Popular Vale of Glamorgan Village, Close to Cowbridge Itself
- Six Bedrooms, Two En Suite
- Detached Pointed Stone Outbuilding Used as Hobby/Leisure Space
- Cowbridge Comprehensive School Catchment Area
- Fantastic Views From An Elevated Position

## Location

The property is situated in the centre of the popular village of Llysworney which is centred around an attractive Church and a pretty village pond. Llysworney in itself has been the holder of 'The Best Kept Village' award and comprises a mixture of character houses and cottages together with some quality modern houses. Primary schooling is available in the nearby village of Colwinston with a free bus pick up from the centre of the village to both Colwinston Primary School and Cowbridge Comprehensive School, both of which have an excellent reputation and are extremely accessible. The market town of Cowbridge is a short distance along a safe walkable route and offers plenty of amenity, whilst Llysworney is in close proximity to the A48 and it's road links to both Cardiff to the East and Bridgend/Swansea to the West.

## Accommodation

### Ground Floor

#### Entrance 6'3" x 19'5" (1.91m x 5.92m)

Accessed via oversized wooden front door with lead lined high level glazed window. Original wooden floor. Fitted radiator. Excellent space for shoes and cloaks. Fibre broadband comes into the property here. Fitted wall light. Curved hallway offers access through to rear hall. Communicating original doors throughout.

#### Drawing Room 22'4" x 19'5" (6.81m x 5.92m)

Two attractive wooden sash windows to front elevation. Inset shutters. An excellent principal reception space. Skimmed walls. Feature beams. Open fireplace (6ft x 4ft) with a clear view log burning stove sat on a flagstone laid hearth with stone surround. Range of fitted radiators. Fitted wall lights. Original wooden boarded floors. Door through into;

#### Kitchen/ Dining Room 20'9" x 19'5" (6.32m x 5.92m)

An attractive farmhouse style shaker country kitchen by Sigma with range of light oak wall and base units. Peninsular breakfast bar with inset chrome double sink and drainer as well as chrome mixer tap. Space for underset

dishwasher and up and over fridge/freezer. Electric freestanding Aga to remain in a racing green palate with two hot plates, warming plate and underset oven and warming tray. Metro tiled splashback. Two wooden sash windows to front elevation with original shutters. Inset spotlighting. Flagstone laid flooring. Fitted radiator. Good sized pantry cupboard with open shelving. Access to rear hallway.

### Rear Hallway

Wooden half glazed door with access to rear patio terrace. Plenty of space for shoes and cloaks. Wooden glazed window to rear elevation with plenty of window seating. Oversized wooden door offers access to storage cupboard. Flagstone laid flooring. Wall lighting. Good sized understairs storage housing RCD fuse board. Staircase offers access to first floor.

### Cloakroom/Utility Room

An adaptable space comprising two piece suite with low level WC. Wall hung China Belfast sink with chrome taps. Plenty of space for washing machine and tumble dryer. Wooden glazed window to rear elevation. Flagstone laid flooring. LPG central heating boiler housed to wall behind wooden double doors.

### Dining Room 13'7" x 19'5" (4.14m x 5.92m)

Another attractive reception space currently in situ as formal dining room. Open fireplace set into a Victorian surround and slate laid hearth. Glazed bay window to front elevation. Original inset shutters. Interestingly the original property would have benefitted from another glazed window which has been previously blocked up and turned into a drinks cupboard (likely due to Window Tax). Further wooden glazed window to side elevation with attractive window seat. Skimmed walls. Attractively coved and skimmed ceiling. Wooden laid floor boards. Fitted radiators. Door through into suite bedroom two.

### Suite Bedroom Two 14'8" x 19'3" (4.47m x 5.87m)

A wonderfully adaptive space that the current owners have occupied as a guest suite. Wooden half glazed doorway opening out onto side elevation allowing plenty of natural

light to the good sized double bedroom. Feature beams. Flagstone laid flooring. Skimmed walls. Attractive inset Victorian fireplace and Inglenook bread ovens adjacent to flush fronted with oak lintel. Wall lights. Fitted radiator. Flagstone laid window sill. Straight secondary staircase up to first floor landing. Doorway opens through into suite bathroom two.

### Suite Bathroom Two

Three piece suite in white comprising electric Triton shower and shower head attachment set into a corner quadrant shower cubicle with uPVC clad splashback. Low level WC. Wall hung wash hand basin set on chrome legs with glass underset display case. Wooden double glazed window to side elevation. Further skimmed walls. Wood clad ceiling. Flagstone laid flooring. Chrome heated towel rail.

### Study 8'11" x 14'8" (2.72m x 4.47m)

Situated on the half landing stepped up from the rear hall to a good sized study space. Wooden glazed double doors that open out onto the wonderful rear gardens. Further natural light via wooden glazed window to side elevation. Fully skimmed ceiling. Fitted carpet. Fitted radiator. Inset wall lights.

### First Floor

#### Landing

Accessed via full turn wooden staircase with inset wooden glazed window to side elevation. Open first floor landing with exposed beams. Fitted carpet. Fitted radiator. Lead lined original mullion ecclesiastical double window to rear elevation overlooking the pretty rear gardens beyond. Access to loft via hatch. The loft has an abundance of development potential and spans the full width of the house. Full head height.

### Master Suite Bedroom One 21'2" x 18'1" (6.45m x 5.51m)

An excellent sized double bedroom with original glazed sash window to front elevation overlooking the pretty views beyond. Fully skimmed walls with inset dado rail. Exposed beam work. Exposed and open fireplace in a Victorian style.

Range of LED spotlights. Built in floor to ceiling run of fitted wardrobes. Further built in wardrobe. Range of fitted radiators. Doorway opens through into en suite.

### **Master Suite Bathroom One**

Recently re-fitted. Four piece suite of walk in oversized shower cubicle behind and glazed and chrome shower screen with integrated chrome shower and rainfall shower head with separate shower head fitment. Wood panelled bath with chrome mixer tap and separate shower head fitment. Low level WC. Wall hung wash hand basin with chrome taps set into a quartz worksurface with matching upstands and timber vanity unit below. Skimmed walls and ceiling. Downlighting. Wooden glazed window to side elevation. Wood effect vinyl flooring. Chrome heated towel rail.

### **Bedroom Three 13' x 14'4" (3.96m x 4.37m)**

Another good sized double bedroom situated to the south-easterly wing of the property. Further attractive features including inset windows, wooden glazed window to side elevation, built in double wardrobe. Fitted carpet. Fitted radiator. Attractive inset beam.

### **Bedroom Four 10'2" x 19'3" (3.10m x 5.87m)**

Currently in use as an office space but is a perfectly good double bedroom. Wooden glazed sash window to front elevation enjoying those fantastic views with inset shutters. Skimmed walls and ceiling. Fitted carpet. Fitted double radiator. Currently housing a range of open shelving.

### **Bedroom Five 10'2" x 19'2" (3.10m x 5.84m)**

Another good sized double bedroom enjoying those fantastic views. Oversized glazed sash window to front elevation with inset shutters. Attractive Victorian fire set into a matching fireplace with slate laid hearth. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Four door run of floor to ceiling fitted wardrobes.

### **Bedroom Six 16'1" x 12'6" (4.90m x 3.81m)**

Another good sized double bedroom with wooden glazed

sash window to front elevation with inset shutters. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Inset open fireplace. Four door run of fitted wardrobes.

### **Family Bathroom**

Modern three piece suite comprising panelled bath with integrated chrome tap and shower head attachment. Low level WC. Wash hand basin set into a dove grey vanity unit. Contrasting tiled splashback. Skimmed walls and ceiling. Inset LED spotlighting. Double glazed window to side elevation. Wall mounted curved heated towel rail. Open shelving. Good sized airing cupboard housing hot water cylinder.

### **Outside**

#### **Barn**

Pointed stone built outbuilding situated off to the rear of the property.

#### **Storage Room**

Good sized storage space with power and light. Flagstone laid floor. Separate access through half glazed oak door to annexe.

#### **Exercise Room 11'10" x 15'11" (3.61m x 4.85m)**

Excellent sized room. Open fireplace with range of fitted baking ovens pointed stone work, oak lintel and flagstone hearth. This fireplace is an impressive feature. LED spotlighting. Flagstone laid flooring. Half turn staircase leads up to first floor.

#### **Hobby Room 22'5" x 15'11" (6.83m x 4.85m)**

An adaptable space that is currently in use as a leisure facility. Could easily be a home office/ gym. Range of fitted wooden Velux windows. Wooden glazed window to front elevation. Skimmed walls. Range of LED spotlighting. Feature beams. Wooden floor boards. Power and light.

#### **Gardens & Grounds**

The property sits comfortably in it's 0.5 acre parcel. Benefits from a wooden double gated entrance behind a

high pointed stone wall to an open forecourt with plenty of parking. Steps lead up to a patio laid terrace. Shaded and private via pointed stone wall surrounding allowing plenty of privacy. Wrought iron gate leads through an archway to shallow laid steps and raised beds and borders that offer access onto the pristine well manicured and excellently landscaped rear gardens. Further patio laid to rear. Accessed out from the study. Further access from the bedroom onto the secondary side garden. Gardens are mainly flat, private and laid to lawn with an abundance of well stocked beds and borders. The garden is made private via close boarded fencing to rear and high stone walls to either elevation. There are some adolescent trees to provide shaded cover. Timber built garden shed. The garden is found in truly immaculate condition.

### **Tenure & Services**

The property is serviced by mains electric water and drainage. Oil fired central heating. The property is being sold on a freehold basis and please note the property is Grade II listed.

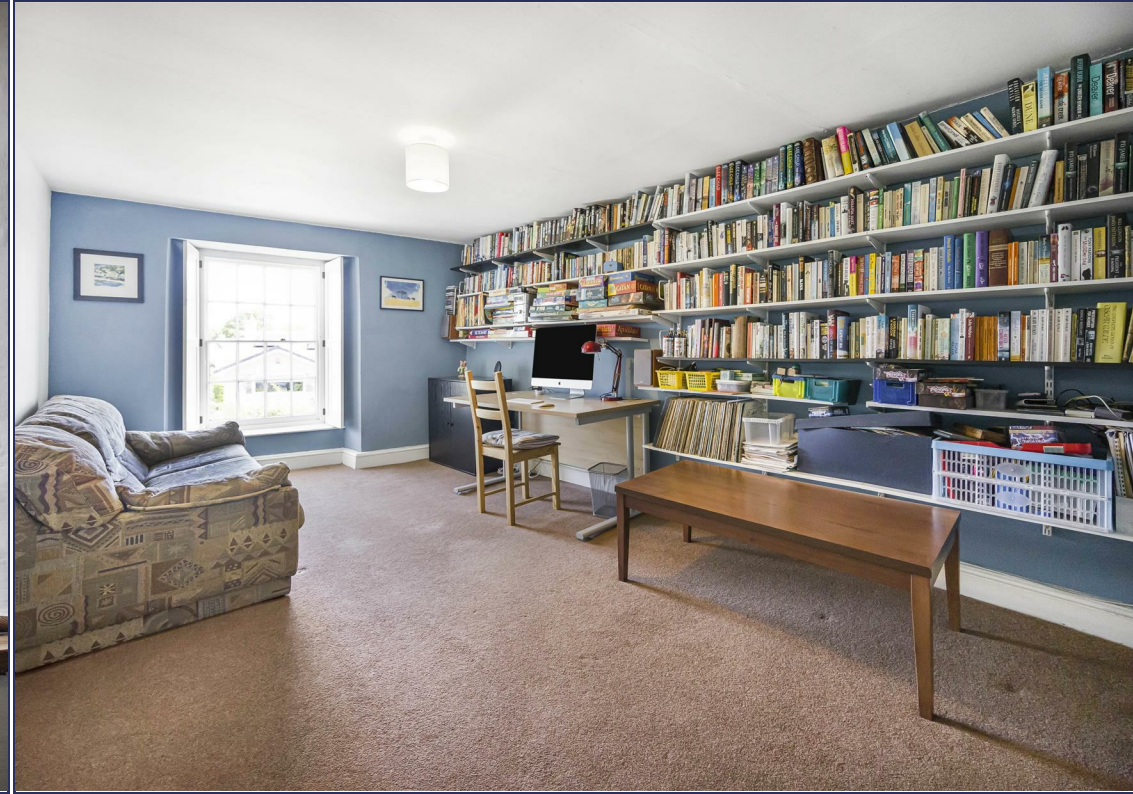
### **Directions**

From our offices at 65 High Street, turn right and travel into Westgate and join the A48 heading towards Bridgend. Go straight over the first roundabout continuing along the A48 and at the Pentre Meyrick crossroads turn left signposted Llysworney. Travel into the village of Llysworney and turn right into Church Street. Great House will be a short distance along on the left hand side in the middle of the village. Pointed stone walls with curved gates, please park in the forecourt.



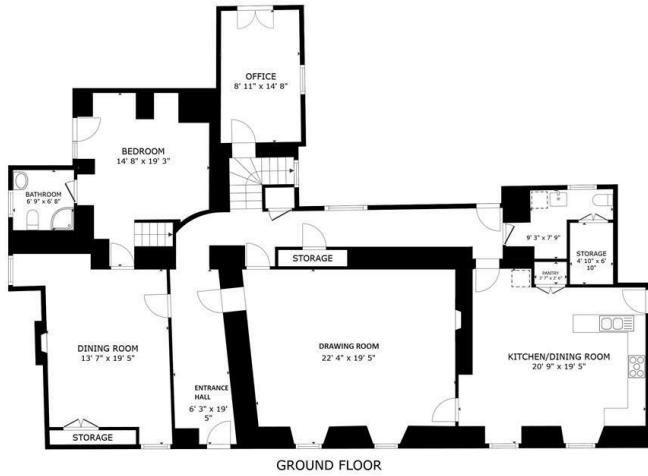




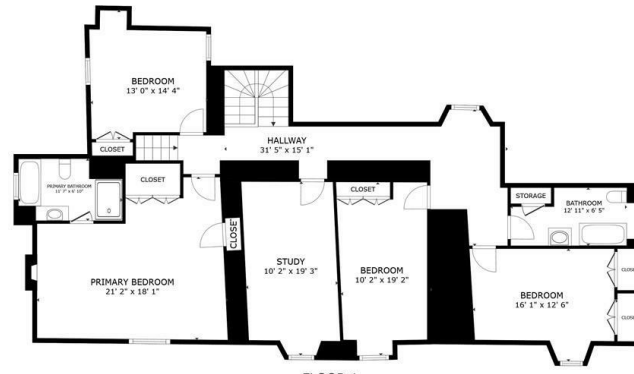








GROUND FLOOR



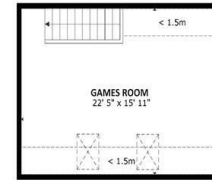
FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 2,175 sq.ft., FLOOR 1 1,709 sq.ft.  
TOTAL: 3,884 sq.ft.

NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 200 sq.ft., FLOOR 2 269 sq.ft.  
EXCLUDED AREAS - REDUCED HIBROOM 88 sq.ft.  
TOTAL: 469 sq.ft.

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