



Chapel House

Llancarfan, CF62 3AD

Price £895,000

HARRIS & BIRT



Character house stylishly refurbished with four bed, two bath, three living rooms, super kitchen/breakfast room with detached refurbished former vestry in garden set in close to an acre of garden and paddock in this most pretty Vale of Glamorgan village.

The original part of Chapel House is reputed to date from the period 1565 to 1580 based on the fact that the form of construction used largely went out of use at the latter date. This original central section was originally thatched and is likely to have been one of the major houses in the village. In 1823 the Bethlehem Baptist Chapel was built next door and rebuilt in 1870. Chapel House became the Manse to the Chapel and the Vestry, included with the sale of Chapel House, was where the visiting Parsons would stable their horses. At some time in the mid 1700's a cottage was built adjoining Capel House but in separate ownership. In 1980 this cottage was incorporated into the main house and now provides the lower level accommodation and at the same time additional accommodation was added on the west wing. The overall effect as can be seen within the photographs is the most attractive traditional dwelling facing south and enjoying a delightful outlook over the grounds of St Caddwg's Church and the countryside beyond. Llancarfan has long been recognised as one of the most attractive villages in the Vale of Glamorgan situated in a wooded valley either side of the Nant Llancarfan which runs through the middle of the village. The village is an attractive blend of character properties grouped around the village church and pub with local facilities, tennis club and village hall. Despite its rural location there is easy access to the main A48 running through the centre of the Vale of Glamorgan bringing the market town of Cowbridge and its facilities within easy reach and also providing easy commuting to major centres such as Cardiff, Bridgend etc. Llancarfan is within Cowbridge Comprehensive School catchment.

- Character House
- Four Bedrooms
- Three Living Rooms
- Detached Vestry
- Very Pretty Village
- Stylishly Refurbished
- Two Bathrooms
- Large Kitchen/Breakfast Room
- Plot of Just Under an Acre
- EPC - F

Accommodation

Ground Floor

Entrance Hall

Timber storm doorway. Travertine tiled floor. Pitched colour washed boarded ceiling. Window overlooking garden.

Cloakroom

Traditional Heritage suite in white comprising high level WC and pedestal wash hand basin. Travertine tiled floor. Pitched and boarded colour washed ceiling. Opaque glazed window.

Drawing Room 20' x 15' (6.10m x 4.57m)

High pitched ceiling in part rising to some 14' alongside the galleried landing. Views over the front garden. Double glazed doors to rear. Two rear windows to rear. Oak floor. Clearview cast iron wood burning stove set into fireplace with granite hearth and timber surround.

Sitting Room 18'3" x 13' (5.56m x 3.96m)

Two windows overlooking the front garden. Glazed door to rear.

Dining Room 12'6" x 11'6" (3.81m x 3.51m)

Views over the front garden. Glazed doorway to front terrace. Oak floor. Cast iron wood burning stove set into recessed stone fireplace with flagstone hearth and beam over. A short flight of steps finished in oak lead down to the kitchen/breakfast room.

Kitchen/Breakfast Room 23'6" x 10'6" (7.16m x 3.20m)

A good sized room with the kitchen area fitted with an extensive range of matching wall and base units finished in cream with parquet effect work surfaces. Tiling and lighting between wall and base units. Features include white ceramic sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, Rangemaster cooker and hob finished in black with filter unit and canopy over, vegetable baskets, space for large American style fridge freezer. LGAM German cantilevered corner carousels. Inset ceiling lighting. Two windows with deep sills overlooking the front garden. Tumbled limestone floor stretches through into the breakfast area which has a high pitched and beamed ceiling. Velux window over provides plenty of light plus further window to side overlooking church grounds. Glazed doorway leading out to the rear terrace. Plenty of space for breakfast table and chairs.

Storeroom

Leading directly off the kitchen. Electric light and power. Vent for tumble dryer. Wall mounted Worcester boiler which heats the central heating system and domestic hot water supply. Range of shelving.

Rear Hall

Open plan with the drawing room with a curved wall and gently curving stairs leading up to galleried landing. Oak floor. Window to rear.

First Floor

Galleried Landing

Pretty curving staircase. Pitched and beamed ceiling. Two Velux roof windows.

Master Suite Bedroom One 18' x 13' (5.49m x 3.96m)

Windows to front and side elevation overlooking garden. Part pitched ceiling.

Master Suite Bathroom One

Luxuriously fitted with Heritage suite in white comprising freestanding bath with ball and claw feet, pedestal wash hand basin and low level WC. Marble tiling to dado and floor. Opaque glazed window. Wall mounted towel rail/radiator.

Bedroom Two 15' x 11'3" (4.57m x 3.43m)

Approached via a lobby (not included in the measurements given) and off which is a shelved airing cupboard. Short flight of steps leading down to the bedroom. Two windows enjoying village and countryside views. Further window to side. Pitched and beamed ceiling. Large white ceramic wash hand basin with cupboard under.

Bedroom Three 10'3" x 8'9" (3.12m x 2.67m)

Enjoying delightful garden views. Part pitched and beamed ceiling. Dado rail.

Bedroom Four 9'6" x 9'3" (2.90m x 2.82m)

Pitched and beamed ceiling. Shelved recess. Delightful front garden view.

Bathroom Two

Luxuriously fitted with Heritage suite in white comprising tiled bath, low level WC and pedestal wash hand basin. Large curved corner Merlin glass shower cubicle marble tiled internally and fitted with Roman rain head and hand shower. Marble tiled floor. Walls marble tiled to dado. Opaque glazed window. Extractor.

The Vestry

Detached, built in stone under a slate roof and offering useful stylish refurbished additional accommodation with a wide variety of uses. Underneath The Vestry at road level is the garage.

Office 18'3" x 14' (5.56m x 4.27m)

Timber stable door. Boarded floor. High pitched ceiling to about 16' at the ridge with mezzanine floor set into roof space in part. Pitched and beamed ceiling. Two big double glazed front windows enjoy lovely views over the ground of St Caddwg's Church. Two further windows to side. Inset ceiling lighting. Two Dimplex electric radiators. Recessed fireplace with small cast iron wood burning stove set on slate hearth. Boarded floor.

Lobby

Boarded floor. Inset ceiling lighting. Leading through to cloakroom.

Cloakroom 10'9" x 4' (3.28m x 1.22m)

Well fitted with modern suite in white comprising low level WC, pedestal wash hand basin and walk-in shower with sliding door and fitted with Mira shower. Extractor fan. Opaque glazed window. Tiled floor. Inset ceiling lighting.

Mezzanine 15' x 14' (4.57m x 4.27m)

height of about 6'9" at the ridge and pitched ceiling so considerably reduced space to sides. Measurements include 'L' shaped stairwell with stairs coming up from the office. Inset ceiling lighting. Power. Overlooks the office.

Outside

Stone wall to village road with Garage (22'9" x 13'9") underneath the Vestry. The garage has been completely rebuilt is now fitted with electric remote controlled up and over doorway with electric light and power. Gateway to lower terrace and steps up to the main terrace (about 27' x 15') paved in Indian sandstone as are the other paths and terraces. The garden is laid principally to lawn sloping gently upwards from the top of the stone wall and bounded by a fence. There is a lovely view over the church yard and grounds of St Cattwg's Church. Paved pathway leads around the side of the house to the rear terrace with access from the drawing room and kitchen/breakfast room. Access to the front terrace directly from the entrance hall and dining room. A paved pathway laid to Indian sandstone leads across the garden to the detached Vestry which has its own attractive paved terrace alongside and with a flight of steps down behind the Vestry to the village road. Useful stone storage shed. Outside lighting including pathway. Adjoining the garden is the paddock with post and rail fence laid to grass and measuring approximately 0.69 of an acre.

Services

Mains water, electricity and drainage. No mains gas. Central heating by LPG to the main house with electric heating in The Vestry.

Directions

From our offices at 67 High Street, Cowbridge take the main A48 road towards Cardiff. Just before coming into the village of Bonvilston turn right before the Aubrey Arms. At the T junction turn right and follow this country road ignoring the right hand turns to Llantrithyd and Llanbethery. Eventually you will come to a sharp right hand bend where the road forks in three. Take the left hand side signposted Llancarfan and drop down the hill into the village. At the T junction turn left and the property is on your left hand side with a Harris & Birt sign outside.



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HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
67 High Street, Cowbridge, CF71 7AF
01446 771777 sales@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 lettings@harrisbirt.co.uk

harrisbirt.co.uk

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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			
		61	31
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	

