



## Southmead

Llandow, Cowbridge, CF71 7PY

Price £1,395,000

HARRIS & BIRT



An impressive circa 11 acre smallholding with a wide range of outbuildings situated in a prominent spot on the outskirts of Llandow within close proximity of Cowbridge. The property which was built recently and benefits from sizeable accommodation spanning over 3,000 sq/ft, briefly comprises accommodation of entrance hall, inner hall, living room, office, family room, kitchen/dining room and bathroom to ground floor, stairs lead up to a first floor comprising en suite bedroom, a further five double bedrooms and two bathrooms. Stairs lead up again to two further double bedrooms and family bathroom. There is a wide variety of outbuildings and a former detached dwelling that is to be demolished. The land spans 11.3 acres and is private, secluded and mainly laid to grass leys.

The market town of Cowbridge is no more than a few minutes drive away and offers an extensive range of local facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, bowls club, tennis club, squash club etc. The property is situated in the very heart of the rural Vale of Glamorgan and this pretty rural village has a friendly community spanning across all ages.

The property is surrounded by some delightful countryside with the Heritage Coastline just a few miles to the south. Easy access to the major road network brings major centres including the capital city of Cardiff, Bridgend, Swansea, Llantrisant etc within comfortable commuting distance. The Granary falls within catchment for the well regarded Colwinston Primary School and Cowbridge Comprehensive School with the school bus for both stopping approximately 100 yards at the end of the drive.

- Circa 11 Acre Smallholding
- Five Bathrooms
- Attractive Secluded Location
- Gated Entrance with Plenty of Off Road Parking
- Modern Detached Eight Bedroom House
- Range of Detached Outbuildings
- Close Proximity to Cowbridge
- EPC:

## Accommodation

### Ground Floor

#### Entrance Hallway 10'3 x 5'11 (3.12m x 1.80m)

The property is entered via composite front door with inset semi circle opaque glazed vision panels to open entrance hall. Straight staircase leading up to first floor landing. Skimmed walls and ceiling in a white wash. Wood effect tile laid flooring. Doorway opens through into;

#### Inner Hall 11'11 x 13'1 (3.63m x 3.99m)

Skimmed walls and ceiling with inset LED spotlighting. Good sized airing cupboard with plenty of storage. Wood effect tiled flooring. Communicating doors to all ground floor rooms.

#### Family Room 13'1 x 20'5 (3.99m x 6.22m)

Good sized principal reception room. Range of UPVC double glazed sash windows to front and side elevation. Skimmed walls and ceiling with inset LED spotlighting. Fitted carpet. Underfloor heating control.

#### Office 9'0 x 13'3 (2.74m x 4.04m)

An adaptable space currently in use as study. UPVC double glazed sash window to rear and side elevations. Skimmed walls and ceiling with inset spotlighting. Matching tiled flooring. Underfloor heating control.

#### Bathroom 4'11 x 6'11 (1.50m x 2.11m )

Good sized bathroom with three piece suite comprising corner quadrant jacuzzi bath with chrome mixer tap. Low level dual flush WC. Wall hung wash hand basin with chrome mixer tap. Fully tiled walls. Skimmed ceiling with inset LED spotlighting. Matching tiled flooring. UPVC double glazed sash window to rear elevation. Wall hung mirror front vanity unit.

#### Kitchen/Dining Room 19'10 x 19'3 (6.05m x 5.87m)

Attractive white high gloss fitted kitchen with range of wall and base units with sleek chrome handles set under and over a granite worksurface with matching upstand. Metro tiled splashbacks. Fully skimmed walls. Skimmed ceiling with LED spotlighting. Features to include; integrated oven over fridge/freezer. Integrated wine cooler. Britannia range cooker and hob in a deep red palette with overhead chrome chimney extractor. Double inset sink with grooved drainer and chrome mixer tap. Plenty of space for washing machine and tumble dryer. Red brick pelmet chimney breast with inset Aga and warming tray. Plenty of space for dining table and chairs, Matching tiled flooring. UPVC half glazed pedestrian door leads out to side. UPVC double glazed patio doors open out onto side elevation. Range of UPVC double glazed sash windows.

#### Living Room 18'5 x 17'1 (5.61m x 5.21m)

Attractive principal reception room with red brick chimney breast. Range of UPVC double glazed sash windows. Tiled flooring. Skimmed walls and ceiling.

### First Floor

#### Landing 29'3 x 9'4 (8.92m x 2.84m)

Accessed via fully carpeted staircase to open landing. Skimmed walls. LED spotlighting. UPVC double glazed sash window to front elevation.

#### Bedroom One 13'0 x 16'8 (3.96m x 5.08m)

Good sized double bedroom with UPVC double glazed sash windows to front and side elevations. Papered walls. Skimmed ceiling with LED spotlighting. Fitted carpet. Fitted radiator.

#### Bedroom Two 9'4 x 16'11 (2.84m x 5.16m)

Another excellent sized double bedroom. Two UPVC double glazed sash windows to front elevation. Skimmed walls. Skimmed ceiling with inset LED spotlighting. Fitted carpet. Fitted radiators.

#### Bathroom One 5'6 x 8'7 (1.68m x 2.62m)

Three piece suite in white comprising tiled panelled bath with chrome wall hung mixer tap in a modern finish. Low level WC. Wall hung wash hand basin with chrome tap and under set vanity unit. Fully tiled walls. Vinyl tile effect floor. Mirror fronted wall hung vanity unit. Wall hung chrome heated towel rail. Skimmed ceiling with inset spotlighting. UPVC double glazed window to rear elevation.

#### Bedroom Three 9'0 x 16'8 (2.74m x 5.08m)

UPVC double glazed sash window. Vinyl laid flooring. Skimmed walls and ceiling. Internal door to Bedroom One.

#### Bedroom Four 13'10 x 9'4 (4.22m x 2.84m)

Fourth double bedroom with UPVC double glazed sash window to rear elevation. Skimmed walls and ceiling with inset LED spotlighting. Fitted carpet. Fitted radiator.

#### Suite Bedroom Five 20'8 x 14'10 (6.30m x 4.52m)

Another good sized double bedroom with en suite shower room. UPVC double glazed window to rear and side elevations providing plenty of natural light. Skimmed walls and ceiling with LED spotlighting. Fitted carpet. Fitted radiator.

#### En Suite Shower Room 5'9 x 5'7 (1.75m x 1.70m)

Three piece suite comprising corner quadrant shower cubicle with integrated chrome shower, rainfall shower head and separate shower heat fitment. Low level WC. Pedestal wash hand basin with chrome mixer tap. Fully tiled walls. Vinyl tiled floor. Fitted radiator with inset chrome towel rail. UPVC double glazed opaque window to side elevation. LED spotlighting.

### **Bedroom Six 8'9 x 17'9 (2.67m x 5.41m)**

Another good sized double bedroom with UPVC double glazed sash window to side elevation. Skimmed walls and ceiling LED spotlighting. Fitted carpet. Fitted radiator.

### **Bathroom Four 5'3 x 5'4 (1.60m x 1.63m)**

Corner quadrant shower cubicle with integrated chrome shower and separate shower head fitment. Low level WC. Wall hung wash hand basin. Fully tiled walls. Skimmed ceiling with LED spotlighting.

## **Second Floor**

### **Landing**

Accessed via fully carpeted stairway from first floor landing. Open second floor landing with inset Velux window. Range of built in storage cupboards. LED spotlighting. Communicating doors to all second floor rooms.

### **Bedroom Seven 28'0 x 12'6 (8.53m x 3.81m )**

Another good sized double bedroom set into eaves. Range of fitted Velux windows with inset black out blinds. Fully skimmed walls. LED spotlighting. Fitted carpet. Fitted radiator.

### **Bedroom Eight 13'11 x 20'6 (4.24m x 6.25m)**

Another double bedroom set into eaves. Range of fitted double glazed Velux windows with inset black out blinds. Skimmed walls. Skimmed ceiling with LED spotlighting. Fitted carpet. Fitted radiator.

### **Bathroom Five 8'8 x 10'10 (2.64m x 3.30m )**

Three piece suite comprising roll top free standing bath with chrome mixer tap and separate shower head attachment. Pedestal wash hand basin and low level WC. Fully tiled splashbacks. Skimmed ceiling with LED

spotlighting. Range of fitted Velux windows. Wall hung heated towel rail. Traditional radiator. Vinyl tile laid flooring.

## **Outside**

### **Gardens & Grounds**

The property is subject to circa 11 acres of gardens and grounds. A range of outbuildings as depicted below. The property sits in circa 1 acre of formal gardens which surround the outbuildings. Mainly laid to lawn, flat and private to all boundaries. there are double gates at two access points from the front and the side of the property that allow parking for numerous cars. Cotswold stone paths that lead to the outbuildings and surround gardens. The front is south easterly facing and the property benefits from all day round sunshine. The rear garden is private and mainly laid to lawn. There is vehicular and pedestrian access to rear. Access to land via a five bar gate. The acreage is mostly over grown but mostly to grass lays. It is flat and of good pasture. Grade 3b land.

### **Work Room**

Double skimmed block built workroom accessed behind sliding UPVC patio doors to open plan space. Power and light. Fitted carpet.

### **Barn**

Steel portal framed barn with mono-pitched sheeted roofing. Block inlay. Good sized storage facility that provides power and open fronted great for machinery etc.

### **Chicken Shed**

Good sized potting shed. Behind pedestrian ledged and braced door with inset glazed window.

### **Detached Garage**

The seller has benefitted from planning permission to build a double detached garage that is currently under construction.

### **Boiler Room**

Situated to the front of the property is another detached barn/storage shed. Benefits from the wood pellet boiler and boiler control system. Semi-detached to this is an open front stable and concrete yard.

### **Two Bedroom Dwelling**

There is currently in situ a pitched roof, two bedroom, pointed stone dwelling. Although this property is due to be demolished as part of the planning conditions as part of the main residents in situ. The current vendor has all the paperwork to carry this out and is due to do so in the coming months ahead prior to completion.

### **Services**

Biomass boiler servicing the underfloor heating, with radiators to first floor. Water harvesting system in place. Drainage via a sewerage treatment centre. Mains electric and water. Sunken LPG tank for Aga and Rangemaster.

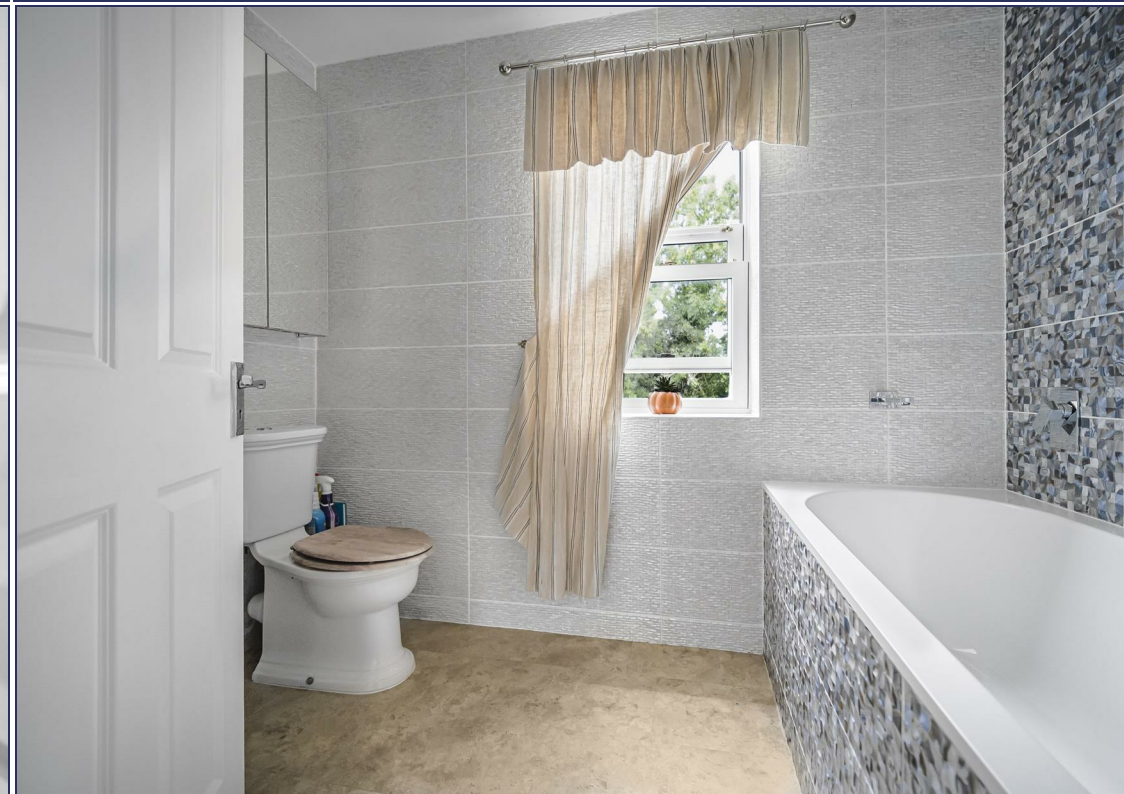
### **Directions**

Turn right out of our offices at 65 High Street and proceed to the end of Westgate turning left onto the Llantwit Major Road. Turn left at the T junction where the new road joins and proceed to the crossroads at Nash Manor turning left towards Llantwit Major. Travel along this road passing Llandow Business Park and take the second left towards the karting centre. Follow this road down and take the first right heading towards the caravan site. At the end of this road turn right. Head over the bridge and the property is the first on your right hand side with a Harris & Birt board outside.

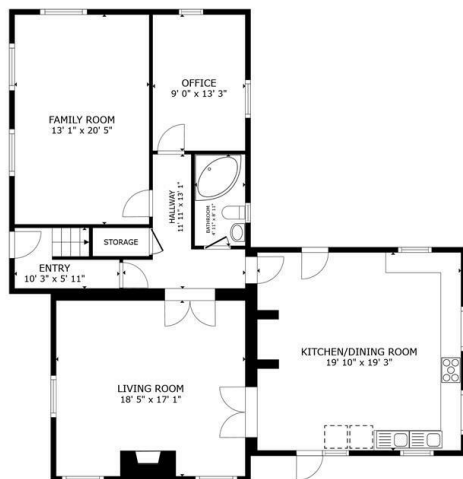








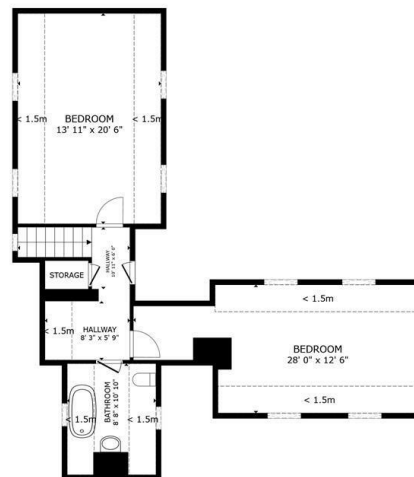




FLOOR 1



FLOOR 2



FLOOR 3

**HARRIS & BIRT**  
CHARTERED SURVEYORS &  
ESTATE AGENTS

GROSS INTERNAL AREA  
FLOOR 1 1,341 sq.ft. FLOOR 2 1,306 sq.ft. FLOOR 3 509 sq.ft.  
EXCLUDED AREAS: REDUCED HEADROOM 284 sq.ft.  
TOTAL: 3,156 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**HARRIS & BIRT**

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