

Greystone House

Llanmaes, Llantwit Major, CF61 2XR





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A beautifully appointed character home and coach house, which has been converted into a fantastic leisure facility, surrounded by gardens and farmland. Immaculately presented, this spacious family accommodation is within 14.4 miles of Cardiff City Centre, 9.4 miles from the M4 (J33), 4.8 miles from Cowbridge and less than 1 mile of Llantwit Major. Greystone House is a handsome, mid-Victorian property with a period feel yet providing a sizeable family home with all modern conveniences. The property has been substantially and sympathetically modernised by the current owners throughout to create the luxury and high specification family home that you see today.

- Beautifully appointed, character home.
 - Incredible leisure complex to rear.
 - Sympathetically refurbished.
- High quality appointments throughout, hand crafted Adam Elliot fitted kitchen.
 - Set in circa two acres of glorious gardens and grounds.



The two largest reception rooms both have shuttered windows looking out over the front garden onto pasture land. Both feature working fires with inset log burning stove. A smaller reception room is used as a study and a further, larger dining room looks out over the entrance driveway and is immediately next to the kitchen. The kitchen, to the rear of the property, features unique Labradorite work surfaces and a very good run of storage units handmade by Adam Elliott with appliances, where fitted to remain, and includes an Everhot Range Cooker, microwave, larger fridge, large freezer and dishwasher. It is open plan to a more recent addition to the property, a breakfast-living room with ample room for a family sized dining table and sofas. Doors from here link into the utility room; and also to a rear entrance lobby from which there is access to the rear courtyard area. A further set of double doors open to the sheltered, central west facing terrace and garden. To the first floor are six double bedrooms, two shower rooms and a bathroom with separate WC, the bathrooms have all been refitted. The two principle bedrooms both enjoy superb southerly views over the pasture in front of Greystone House and, to the far distance, the Bristol Channel.

Accommodation

Ground Floor

Entrance

The property is entered via oversized ecclesiastical front door to a good sized entrance porch. Newly fitted wooden double glazed windows to front elevation. Panelled recess with high ceilings, coved and skimmed. Fully skimmed walls. Laminate wood effect flooring. Cupboard housing fuse board, meters and alarm panel. Fitted radiator. Half glazed double arched doors open through into entrance hall.

Hallway

Spacious entrance hall with high ceilings and staircase leading up to first floor landing. Intricately coved ceiling. Skimmed walls. Fitted radiator. Fitted carpet. Communicating doors through into the morning room.

Morning Room

An attractive and adaptable reception space with oversized picture window, wooden double glazed overlooking the open countryside beyond, with original shutters. Victorian fireplace, limestone laid surround and marble hearth. Attractive papered walls. fitted picture and dado rail. Intricately coved ceiling with inset ceiling rose and drop down chandelier. Fitted radiator. Fitted carpet.





Drawing Room

Principal reception space with oversized picture window, wooden double glazed overlooking the front, with original shutters. Victorian fireplace with inset log burning stove. Attractive papered walls. fitted picture and dado rail. Intricately coved ceiling with inset ceiling rose. Fitted radiator. Fitted carpet.

WC

Two piece suite comprising WC and Heritage wash hand basin with chrome stand. Attractive papered walls. Wooden double glazed window to rear elevation. Fully skimmed ceiling. Fitted carpet. Fitted radiator. Tiled splashback.

Study

Oversized fully wooden double glazed picture window to front elevation. Original inset shutters. Fully papered walls with dado rail. Coved and skimmed ceiling. Attractive pendant light fitting. Victorian feature fireplace set on a flagstone hearth. Fitted carpet. Fitted radiator.

Dining Room

Wonderful principal dining space situated off the kitchen/family room. Oversized picture window looking out over the front courtyard. Wooden double glazed panels. Papered walls. Inset dado rail. Coved and skimmed ceiling with an intricate ceiling rose. Fitted carpet. Fitted radiator. Feature Victorian fireplace set on a granite hearth. Fitted radiator. Ledged and braced door opens through into:

Kitchen/Dining/Family Room

An outstanding 'heart of the home' kitchen/dining/family space with a modern fitted bespoke 'Adam Elliot' kitchen. Comprising a range of oak handmade wall and base units set under and over a bespoke Labradorite work surface. Feature to include: attractive pantry drawers. Plenty of space for American style fridge/freezer. High level glazed display cases. Open shelving. Integrated 'Neff' dishwasher behind matching decor panel. Inset Belfast china 1.5 sink and grooved drainer with chrome swan neck mixer tap. Freestanding 'Everhot' range cooker in a pastel blue finish. Set into an attractive pelmet with overhead chimney extractor. Distinctive curved breakfast bar with an inset oak worksurface. The kitchen spans through to family space comprises a Welsh dresser style. Fitted unit with inset wine cooling fridge and cabinet. Full range of fitted wooden double glazed windows to front and side elevation. Half glazed patio doors opening out onto the rear patio. Modern fitted ceramic splashback, by Kag glass (a local provider) and the pattern is an ammonite cast (from a fossil found locally). Large form tiled flooring. Coved and skimmed ceiling with inset LED spotlighting. Pendant downlighting. Fitted radiator. Ledged and braced door opens through to rear porch.

Rear Porch

Good space for shoes and cloaks. Ledged and braced pedestrian rear braced door. Wooden double glazed window to side elevation. Fully papered walls. Coved and skimmed ceiling. Access to loft via hatch. LED spotlighting. Continuation of tiled flooring. Fitted radiator.







Utility Room

Accessed from both the kitchen and the entrance hall. Wooden fully double glazed window overlooking the fantastic rear gardens. Full range of fitted wall and base units by Adam Elliot. Labradorite worksurface and Kag splashback. Features to include: up and over fridge/freezer. Microwave. Open display cases. Excellent sized larder units throughout. Plenty of space for washing machine and tumble dryer. Inset china Belfast sink with chrome mixer tap. Fully skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Continuation of tiled flooring. Vertical modern radiator.

Lower Ground Floor

Quarter turn steps lead down to a good sized cellar space. External pedestrian access via a ledged and braced door. Wooden double glazed window to rear elevation. Steps lead down to an excellent sized cellar space. Full height with room housing wine cellar. Further two rooms currently in use as gym and storage facility. Power and light. Flagstone flooring. Range of wooden and UPVC windows. These rooms have excellent abundance of potential.

First Floor

Landing

Accessed via full turn staircase to open landing. Wooden double glazed picture window to rear elevation, enjoying fantastic views across the garden and countryside beyond. Fitted carpet. Fitted radiator. Communicating doors to all first floor rooms.

Master Suite Bedroom One

An excellent sized double bedroom situated to the front of the main dwelling. Wooden double glazed window to front elevation. Inset window seat. Fully papered walls. Inset dado rail. Coved and skimmed ceiling with inset ceiling rose. Fitted carpet. Inset feature Victorian fireplace. Fitted radiator. Door way through to dressing room.

Dressing Room

Another excellent sized space currently in use as dressing room but easily adaptable. Handmade fitted set of Adam Elliot fitted wardrobes, in a walnut and dark oak finish with inset mirror fronted, two door run. Wooden double glazed window to front elevation. Skimmed walls. Inset dado rail. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

Master En Suite Bathroom

Three piece suite comprising over sized walk-in shower cubicle with integrated chrome shower, rainfall shower head attachment, and separate shower head fitment. Low level WC. Pedestal wash hand basin with steel chrome pedestal. Terrazzo style tiled splashback and floor. Wooden double glazed window to front elevation. Fully skimmed walls and ceiling. Inset LED spotlighting. Floor mounted chrome heated towel rail. Good sized glazed storage facility. Fitted double radiator.



Bedroom Two (The Hare Room)

Another good sized double bedroom situated to the front. Beautiful hare wallpaper throughout. Wooden double glazed window to front elevation. Inset window seat. Fully papered walls. Inset dado rail. Coved and skimmed ceiling with inset ceiling rose. Fitted carpet. Inset feature Victorian fireplace. Fitted radiator.

Bedroom Three (The Bird Room)

Fondly known as The Bird Room due to the fantastic papered walls throughout. Wooden double glazed window to front elevation. Inset Victorian feature fireplace. Coved and skimmed ceiling with inset ceiling rose. Fitted carpet. Fitted radiator. Built in storage cupboard.

Bathroom Two

Stepped down off the landing. Three piece suite comprising oversized walk-in shower cubicle with integrated chrome shower and rainfall shower head attachment. Low level WC and wash hand basin. Terrazzo style floor tiles. Contrasting teal metro tiled splashbacks throughout. Wooden double glazed window to rear elevation. Wall mounted LED eyeline mirror. Skimmed ceiling with LED lighting.

Bedroom Fourv(The Feather Room)

A wonderfully feathered etching papered bedroom. Fully skimmed walls and ceiling with inset ceiling rose. Fitted carpet. Fitted radiator. Wooden double glazed window to front elevation. Inset Victorian fireplace.



Bedroom Five (The Tree Room)

Two wooden double glazed windows situated to the rear elevation overlooking the pretty rear gardens and countryside beyond. Fully fitted with a wonderful tree-inspired wallpaper. Skimmed ceiling. Fitted carpet. Fitted radiator. Built in fitted wardrobe housing the hot water tank.

Bedroom Six (The Purple Room)

Wooden double glazed window to front elevation. Fully papered walls with inset dado rail. Coved and skimmed ceiling with inset ceiling rose. Fitted carpet. Fitted radiator. Inset Victorian fireplace. A wonderful fifth double bedroom.

Bathroom Three

An attractive four piece suite comprising a quadrant corner shower cubicle with integrated chrome shower, rainfall shower head attachment, and separate shower head fitment. Heritage matching wash hand basin with chrome legs. Roll top free standing bath with claw feet and chrome mixer tap and separate shower head fitment. Low level

WC.

Wooden double glazed window to side elevation. Skimmed walls and ceiling. Metro tiled splashbacks. Terrazzo tiled flooring. Traditional fitted towel radiator. WC Separate WC. Wooden double glazed window to side elevation. Low level WC. Fitted carpet.



Outside

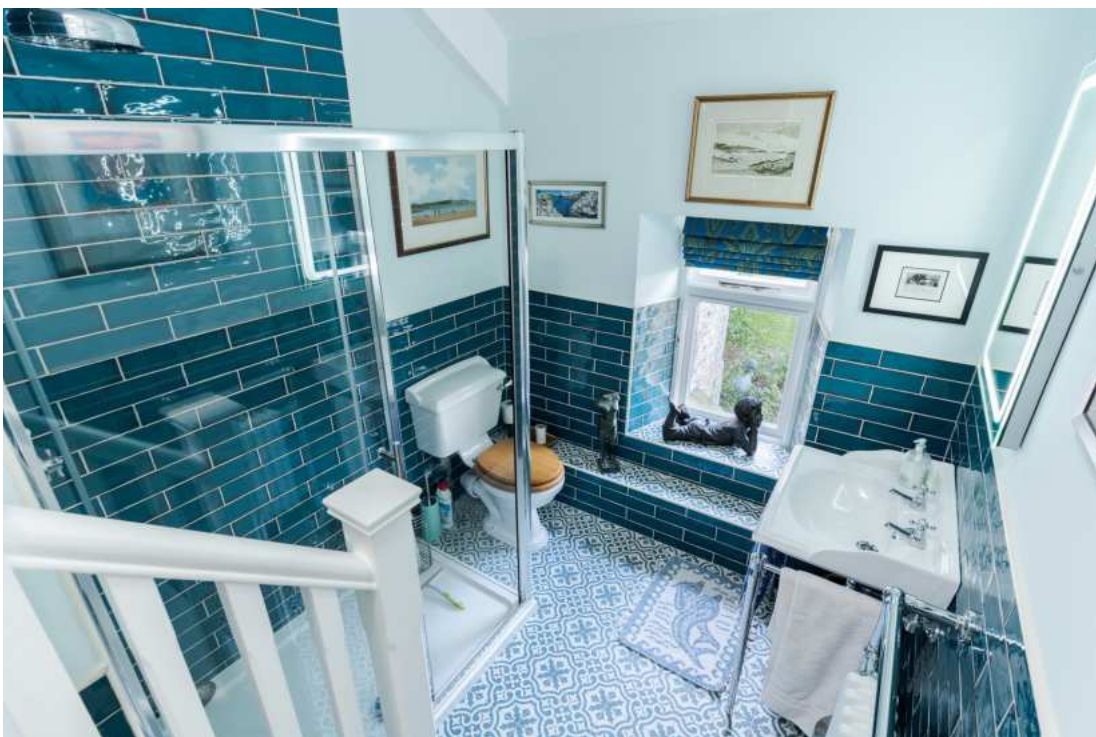
Lesiure Complex

Situated to the rear of the main dwelling, in what was the former coach house. A truly exceptional c.20 metre indoor heated swimming pool. There is a good sized leisure area laid to limestone tile. Accessed via three wall run of bi-folding powder-coated aluminium doors. To the North elevation is a three door run, to the West is a seven door run and accessed from the rear of the property stepped up is another seven door run. Infiltration system throughout to keep a steady temperature. LED lighting at ground level, in the pool and ceiling space. Steps up to inset wet room with integrated shower. Limestone flooring and chrome towel rail Separate room for WC.

Gardens & Grounds

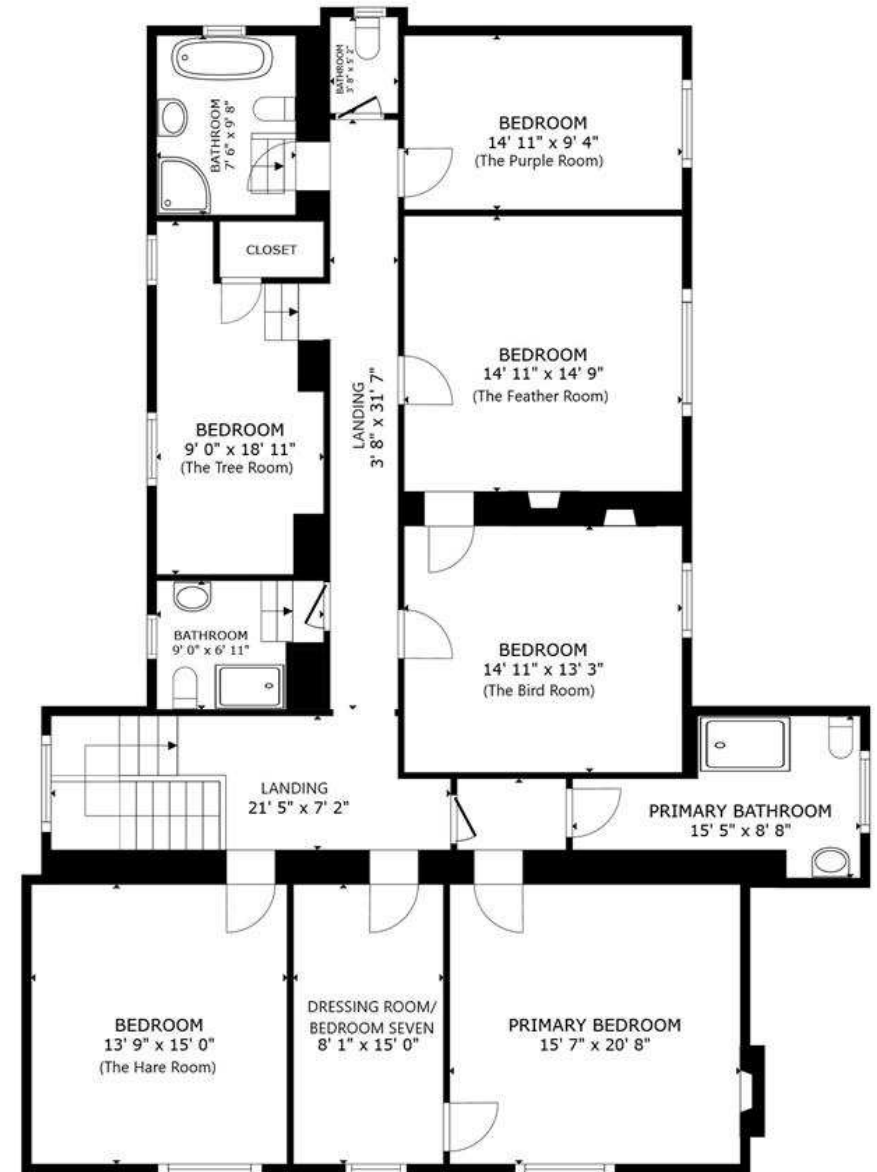
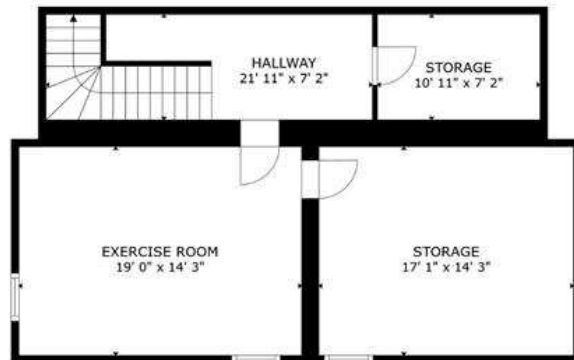
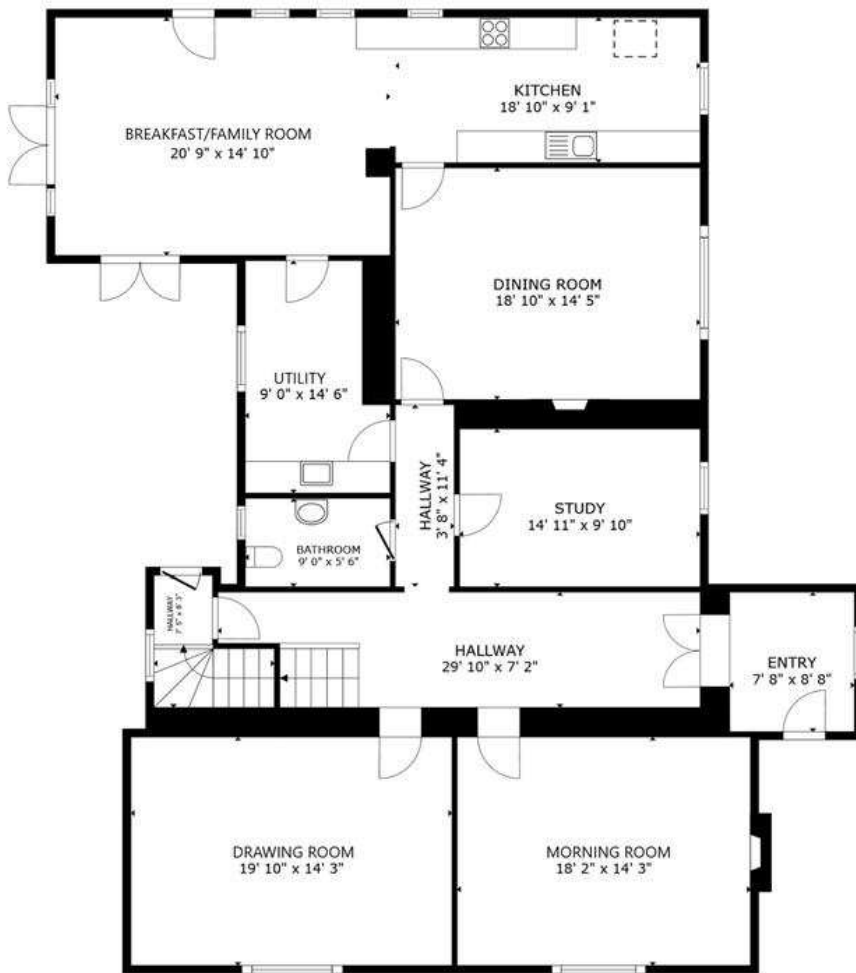
Greystone House is set in the centre of a generous plot about 1.84 acres, with extremely well-tended gardens surrounding. A driveway of granite setts sweeps to the side of the property and the principal entrance doorway then continues to a courtyard to the rear of the property, fronting the former stables and coach house, and also a more modern addition, a double garage. The surrounding gardens are mainly laid to lawn and include mature, protected trees. The boundary to the north and west is marked by a stone wall whilst the front boundary is a stock-proof fence affording views over pasture land and towards Llantwit Town in the far distance. A central garden space, surrounding a flagstone paved seating area. The west-facing garden is sheltered from the surrounding lawns by mature shrubs and trellis and affords a great degree of privacy. Separate from Greystone House is a former Coach House, Stable Block and adjoining double garage of about 2,600 square feet in total. It has been converted to create the stunning leisure complex that sits in situ providing heated indoor pool, tiled terrace area with bi folding doors opening out onto gardens from all elevations, changing room and WC. A two-bay garage and an adjoining double garage. A cobbled courtyard, to the Northern side of Greystone House, fronts this and offers ample sheltered parking.

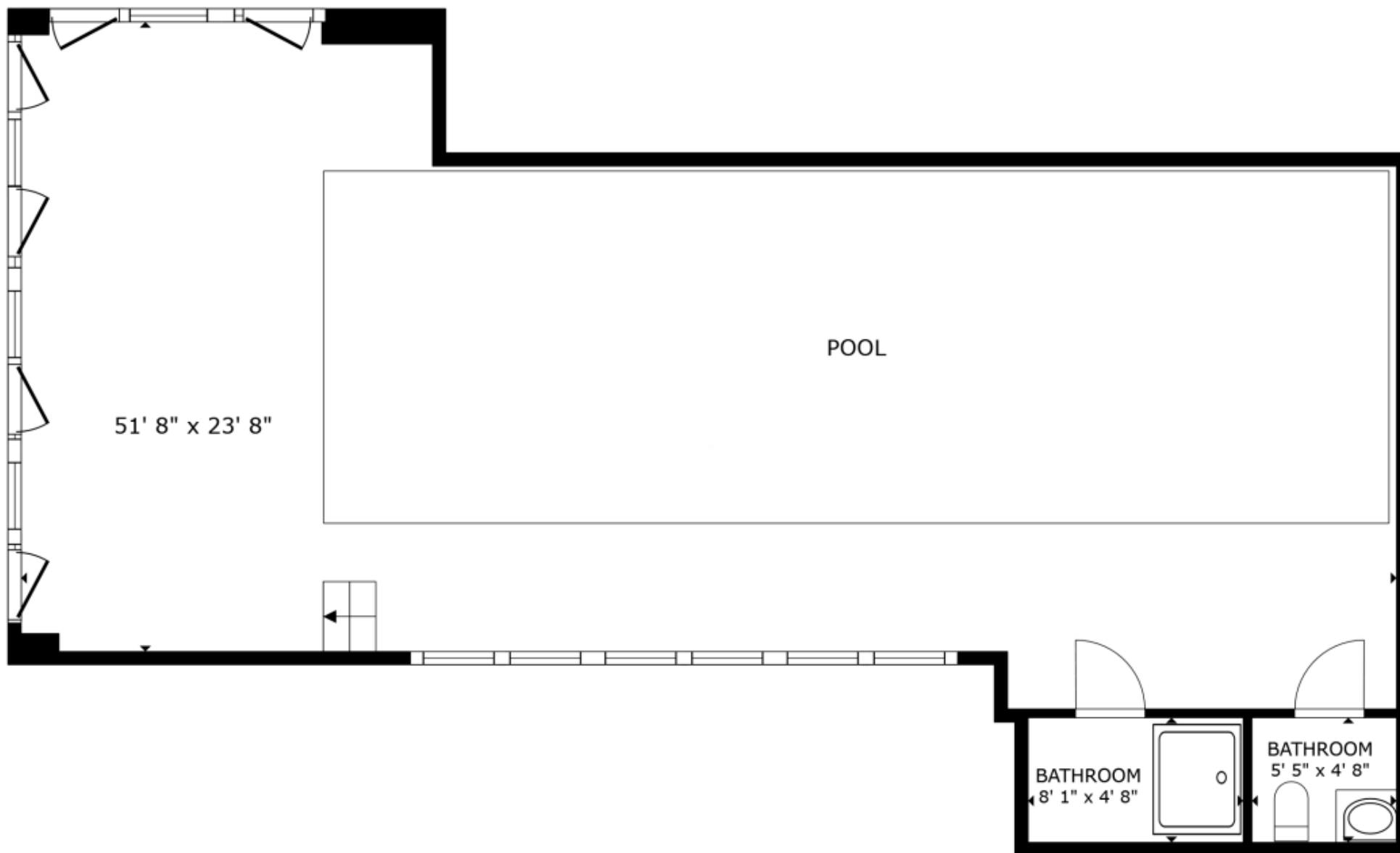












FLOOR PLAN



Services & Tenure

Freehold. Mains electric and water connected to the property. Cesspit drainage. Oil-fired central heating.

Directions

From our Cowbridge office, travel along Westgate and take the left hand turn onto Llantwit Major Road. Stay on this road for approximately three miles until you reach a 'T-Junction'. Turn left following signs for Llantwit Major. Continue on this road, and when you reach a roundabout take the first exit. Travel on this road, and pass over the mini roundabout. At the traffic lights, turn left and follow the road into Llanmaes. As you enter the village, turn left through a stone gateway and follow the driveway into Greystone House.

Viewing Arrangements

Viewing to be arranged for daylight hours and by appointment only through the sole agents.

All Enquiries

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		





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