



Llwynhelig House  
Llwynhelig | Cowbridge | CF71 7FF

# LLWYNHELIG HOUSE



*Hidden away on the edge of Cowbridge and surrounded by about 1.5 acres of truly stunning, landscaped mature gardens, this Grade II Listed historic mansion is a truly exceptional home that offers charming character combined with sophistication and elegance.*





Within the gorgeous grounds it feels like every day is a holiday at the heated swimming pool area, with the pool surrounded by a patio perfect for sun loungers, alfresco dining and hosting the perfect pool parties. With a kitchen, shower room and toilet facilities there's no need to wander indoors until at least bedtime.

But the garden of this magnificent mansion can offer practical features as well as pool parties, with areas to grow produce supported by a greenhouse, sheds, ample parking, a garage and workshop, plus a bonus three-bed house, newly renovated 1 bed cosy log cabin with wood burning stove and a shepherd's hut with enclosed wooden hot tub area that all have the potential to provide extra income. A detached fully equipped party bar that was newly built in 2022 provides a space to entertain your guests, also.

The main house is a beautiful home that has been renovated and restored by the current owner with love, care and inspirational interior design that combines original character with elegance and luxury.

Exposed stone walls, fireplaces, window shutters, ceiling roses, stripped wood internal doors, wall paneling, a stunning staircase, luxury bathrooms and a handcrafted painted oak kitchen are just some of the incredible features inside to notice and admire.

The main house can offer practical options too, with the east wing able to be shut off, with its own separate entrance, to provide a delightful self-contained, two-bedroom, two-bathroom annexe with open-plan kitchen lounge diner that includes a gorgeous inglenook fireplace which oozes character and charm.

If the east wing is used as part of the main house, the upstairs boasts six charming bedrooms that include vintage wallpaper believed to date back 200 years, wall panelling and exposed stone walls, and five luxury bathrooms. The principal bedroom is a stunning suite offering a dressing room with built-in wardrobes as well as a sizable ensuite shower room.

The house is tucked behind grand gates, nestled off a the a48 road that meanders into the popular market town of Cowbridge, so restaurants, shops, and sport and leisure facilities are literally on the doorstep, making it the perfect location to become a boutique hotel as a different option to a home, subject to planning consent.

With the home being just a short walk from Cowbridge you can wander into town to meet friends for lunch or indulge in some retail therapy, and as a bonus for families looking for excellent schools, the house is within walking distance to the best in the county.

Or head out in the other direction once you've left the house to access all the enchanting river bank routes, beaches and woodland walks that the area can easily tempt you with. From exhilarating water- based activities to hiking and biking within this famous landscape, this house is well-placed to explore it all.

It's hard to imagine ever wanting to leave the house, and its glorious garden, but if you have to travel for work or need to go further afield to explore more of the stunning scenery in the area, the A40 is easily accessible as a direct route to the UK's network of motorways and airports but none of those roads will lead to a home as truly breathtaking as Llwynhelig House.



# STEP INSIDE

Stepping inside this historic Grade II listed mansion reveals a world of sophisticated and stunning interiors that have been lavished on this elegant home through a thoughtful, high-end renovation by the current owner.

The outstanding restoration of Llwynhelig House has also ensured the historic heart of the home, that dates back in parts to the 14th century, is present too. There are exposed stone walls, fireplaces, window shutters, wooden beams and delightful wallpaper.

The handsome home's charming Georgian facade and impressive columned entrance leading to a large black front door is a mesmerising first impression that ignites anticipation, and the inside completely satisfies the high expectations the outside sets.

Choosing the stone pillar route into the house gets you into the formal dining room and it's a space that oozes character, from the panelled walls to the ceiling rose, the wood flooring to the robust stone fireplace housing a substantial log burner.

Home to countless memorable dinner parties, family meals, and special Christmas dinners, the room can easily welcome a large dining table as well as a cosy seating area nestled next to the fire.

Next door, an inviting morning room is the first of a trio of reception rooms to explore that all look out over the garden. This cosy space showcases more wall panelling, wooden floors, plus original window shutters, and there's a log burner as the focal point of a winter's evening chatting with family and friends in this intimate atmosphere.

Further down the hall is a very generous drawing room decorated to a luxury standard that oozes sophistication. It is a substantial space that is easily home to a grand piano, as well as a number of sofas and armchairs clustered around a breathtaking carved stone fireplace.

The room is a wonderful space for relaxing while listening to music or reading with one of the French doors in the big bay window thrown open to invite sweet summer breezes in to join you. Conversely the sizeable space can welcome a large group of family and friends to gather and enjoy each other's company in this most elegant of rooms. This delightful room opens out onto the glorious patio area with water feature leading out and beyond into the beautiful, landscaped gardens and party bar.

Next to the sitting room is a study and home office that can boast its own wood panelling and statement furniture, with a vintage desk placed at the window offering the perfect position to be happily distracted from ominous work deadlines by the attractive and absorbing garden views including the tranquil sounds of the trickling water fountain.









# SELLER INSIGHT

“Llwynhelig House is 700 years old and can only be described as glorious as the front is draped in delightful wisteria that has been there for over 125 years. The property is full of wonderful features, including original fireplaces and shutters in several of the rooms,” say the owner.

“I think the best thing though has to be the warm ambience that embraces all who enter and it was one of the first things that I noticed. It has the most welcoming atmosphere and visitors always say that it's such a happy house. It's perfect for day-to-day family life and entertaining as there's plenty of space for us all to be together and space to retreat to when in need of some peace and quiet.”

“The stunning Vale of Glamorgan is ideal for long walks and we're within easy reach of several seaside resorts and some of the most beautiful beaches in the world. The town of Llwynhelig and its independent shops are an absolute delight and we're close to Cardiff and Swansea where we can access a wide range of amenities.”

“The grounds here are magnificent and well-maintained by our gardeners who do fantastic jobs keeping it all looking splendid, whilst being as eco- friendly as possible. The fully enclosed garden is very private so we can relax and enjoy all it has to offer, including the heated swimming pool that is such a luxurious treat to use all year round. There are at least six different seating areas where we can sit with a cold drink and take in the views, including sheep and lambs in the fields.”

“We've lived here for 11 fabulous years and have hosted several charity dinners in the formal dining room and I always enjoy afternoon tea with my friends in the garden. It's a peaceful home with tranquil views from the drawing room, whilst the morning room is the best place to enjoy a coffee and feel at one with the garden. My bedroom is simply outstanding with a dressing room, bay window, and comfortable sofa where I sit with a cup of tea looking out over the grounds.”

“It has taken us nearly 10 years to complete a full renovation where we have enhanced and reinstated the original features wherever possible, including exposed stone walls and wooden panelling. It's all ready and waiting for the new owners to walk in and make their own.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Back into the inner hall and through a delightful breakfast area boasting a built-in Welsh dresser and you'll find an exposed stone doorway into the stunning kitchen.

Everything brought into the property to create this astonishing dream home has been chosen with care and this is very evident in the kitchen, where the bespoke joinery of the luxury handmade units in solid oak is of the highest level of craftsmanship.

There are granite worksurfaces, a porcelain twin sink, hot water tap, built-in appliances, a Rangemaster induction hob and extractor hood, plus double oven and warming trays, all cloaked in tasteful neutral decor and crowned with an original oak beam which was reclaimed from one of the ceiling beams.

Next to a cloakroom there's a door that forces you to make a decision about the east wing of the house. Keep the door open and connected to the house or close it to create a self-contained annexe that boasts its own character as well as the option for multi-generational living.

The east wing has a gorgeous open-plan kitchen dining and living space that combines wood flooring with original beams and a log burning inglenook fireplace on the ground floor all with underfloor heating. The potential annexe has its own staircase leading to two bedrooms, one with an ensuite, and a family bathroom with a beautiful exposed stone feature wall and traditional roll-top bath.

Back into the main section of the house to climb the main staircase to explore four more beautiful bedrooms that continue the theme of luxury combined with character, from exposed stone walls to numerous fancy fireplaces.

The principal bedroom suite is located above the formal morning room, meaning it can enjoy the benefit of an impressive bay window too, with a trio of large windows offering three absorbing views of the garden directly from the pillow.

The elegant fireplace offers more character while the space flows through a charming arch into a magnificent dressing room with built-in wardrobes that leads into an ensuite with double walk-in shower and his and her sinks.

There are another five bedrooms on this floor, two potentially allocated to the east wing annexe, and all of them are gorgeous slumber spaces that each have their own interior story to tell.

One bedroom has panelling, continuing the trend from the ground floor although this room can boast it on the ceiling too, and two have tactile exposed stone feature walls.

There's even a bedroom that can shout about its well-preserved vintage wallpaper, perfectly illustrating how this house has been lovingly renovated, combining character and history with modern, sophisticated living to create a truly exceptional home.























## The Quail





## Log Cabin





Shepherds Hut









# STEP OUTSIDE

---

Step outside into the tranquil landscaped gardens of about 1.5 acres that cocoon this beautiful home, to find lawns and mature trees and shrubs cloaking the substantial plot in peace and seclusion.

But this outdoor sanctuary can also boast fabulous areas to socialise and make incredible lifelong memories with family and friends, with an enviable number of sun-drenched patios to choose from.

The heated outdoor pool is a magnet for gatherings and for fun in the sun, but also for serious swimming as a refreshing start to the day, or a place to find peace as the sun sets and you sip a late- night cocktail. With the newly extensive lighting system this creates a romantic ambience that will take you well into the evening.

In fact, it will feel like you're on holiday every day with the pool area enveloped by a patio made for loungers, built in BBQ area and alfresco dining sets and hosting very popular pool parties.

There's a kitchen that can provide the food, snacks and drinks, and there's no issue about traipsing any water into the stunning house either, as this party zone has a pool house with shower and toilet facilities too.



Taking a pleasant stroll around the landscaped gardens, down charming stone steps, through the gentle topiary designs, and around intriguing stone statues, and the more practical aspects of this special, sunny garden are revealed.

The grounds can happily host an area for growing your own produce, provided by an established vegetable patch and supported by a greenhouse, plus there's a number of sheds, a double garage and a workshop.

A wander around this wonderful country estate is almost like visiting your own little hamlet, as there is a pretty, detached three-bed home, one-bed timber lodge and shepherd's hut within the grounds, generating extra income as well as effortlessly providing multi-generational living options too.

Arriving at the elegant house, the impressive electric metal gates open and invite you in with the promise of the best pool parties and social gatherings in town, so it's handy that the property has oodles of parking space to accommodate everyone for as long as the party lasts.

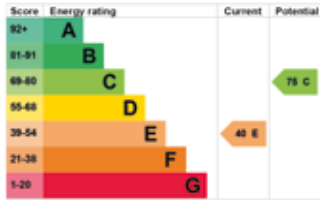








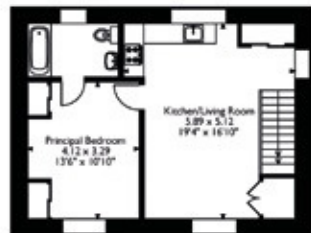
## Main House



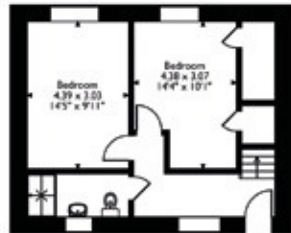
## The Quail



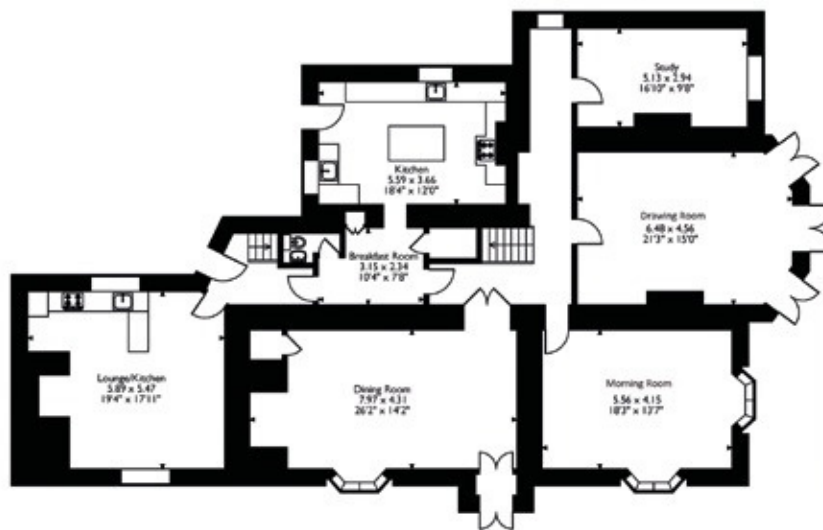
Approximate Gross Internal Area  
 Main House = 428 Sq M/4606 Sq Ft  
 The Quail = 90 Sq M/969 Sq Ft  
 Total = 518 Sq M/5575 Sq Ft



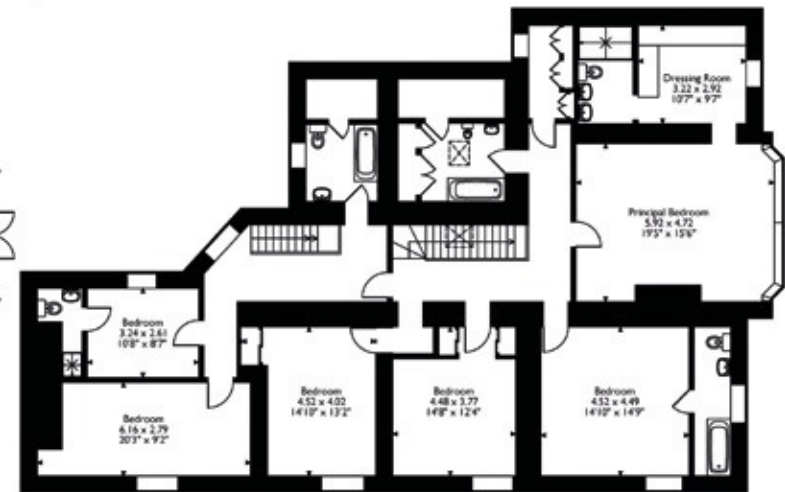
First Floor



Ground Floor



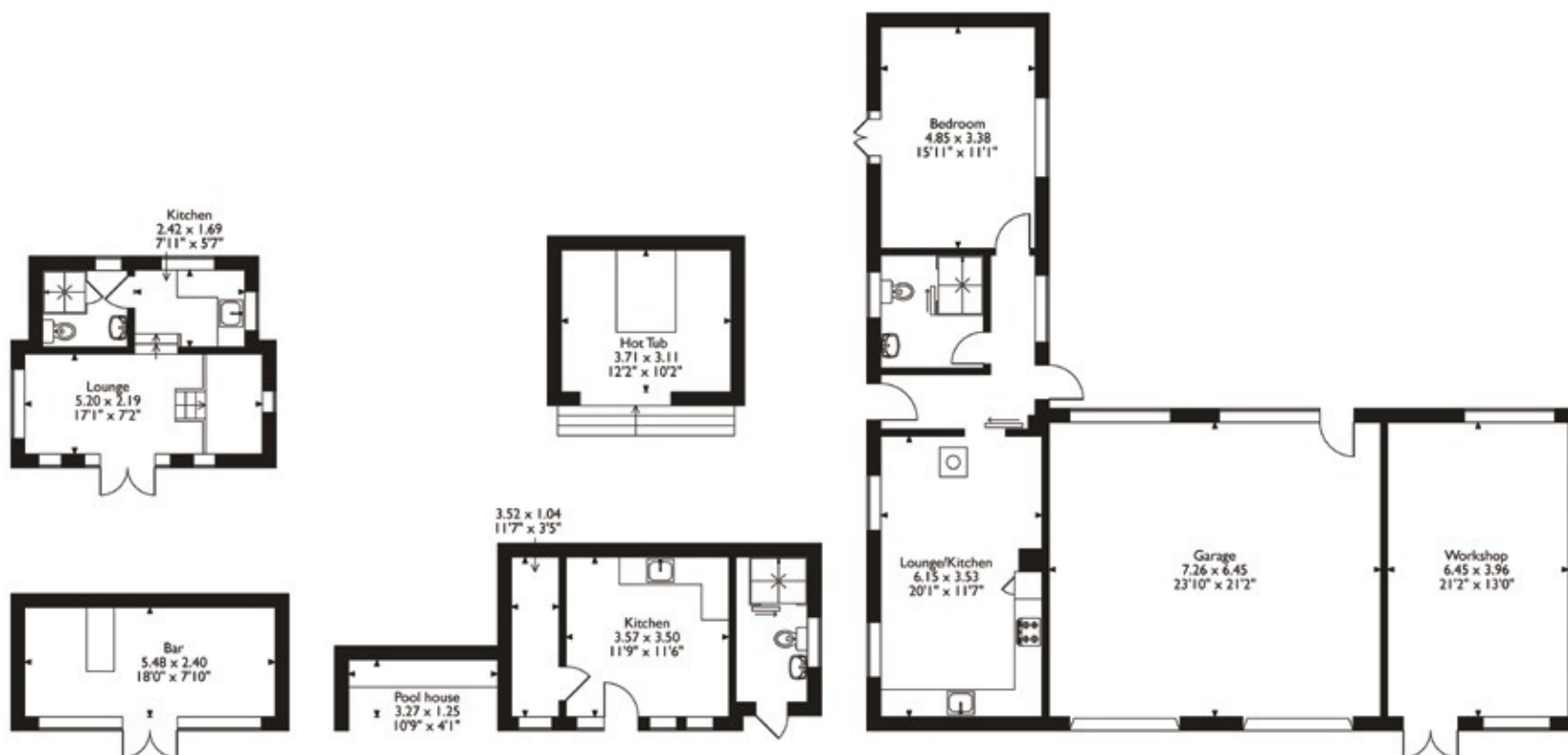
Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Council Tax Band: H  
The Quail Council Tax E  
Tenure: Freehold







# FINE & COUNTRY

---

Fine & Country is a global network of estate agents. This unique approach to luxury homes agencies specialising in the marketing, sale and rental of luxury residential property. and creative concepts for property promotion. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine marketing techniques and widespread exposure of the international

marketplace with the local expertise and knowledge of carefully selected independent property professionals. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge,

Fine & Country appreciates the most exclusive experience, expertise and contacts of properties require a more compelling, sophisticated and intelligent presentation – of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible. leading to a common, yet uniquely exercised successful strategy emphasising the lifestyle possible. qualities of the property.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



Fine & Country  
Sophia House, 28 Cathedral Road, Cardiff CF11 9LJ  
Tel: +44 (0)2921 690690 | [cardiff@fineandcountry.com](mailto:cardiff@fineandcountry.com)

