



Sunnyside

Wesley Street | Llantwit Major | The Vale Of Glamorgan | CF61 1RA

FINE & COUNTRY







# Step inside

## Sunnyside

Offers over £600,000

If you imagine the perfect, pretty stone cottage nestled within a popular coastal town along a quiet little street, bursting with character and memorable features, then Sunnyside is that property in reality.

The attractive, detached house is perfectly symmetrical, with a canopy of roses cocooning the front door and offering a carpet of cobblestones with space for off-road parking; utterly charming. It's not a surprise to discover that the current owner has enjoyed calling Sunnyside their home for over 36 years.

Outside the L-shaped private garden offers a cosy corner in the front garden boasting town views as an enticing spot to enjoy alfresco dining. Round to the rear garden and a sunken patio that hugs the house explains its name; drenched in sunshine this sociable area is happy to host the whole family or friends around a large table to make lifelong happy memories, plus a good sized garden laid to lawn.

Inside, the much-loved home oozes character with an abundance of features to find and delight, from exposed stone walls and ceiling beams to fireplaces and stained glass doors. The three reception rooms offer a choice for social gatherings and quieter cosy spaces - a large lounge, a more intimate snug or study, and a spacious formal dining room that opens out onto the garden.

There's a country-style kitchen diner and utility, two bathrooms, three four double bedrooms and a good size single bedroom that, when combined, create the perfect family home tucked away on a peaceful street in one of Wales' most popular coastal towns.

The historic Llantwit Major is an idyllic place to call home, boasting a unique collection of visually engaging mainly period properties along its quaint roads that includes an ancient castle and a mediaeval church.

The town is the gateway to the gorgeous 14 miles of the world famous Glamorgan Heritage Coast, offering idyllic and uplifting walks along footpaths to the beach and there's an abundance of coves and bays to discover too.

The beautiful surrounding countryside is peppered with country pubs and opportunities to walk, ride, hike, bike and surf, as well as historic houses and castles to explore including Dyffryn Gardens and St Donats.

In the town there are five pubs, take aways, churches, shops, schools and sports clubs plus the local facilities and amenities in and around the location that you would expect within a thriving, established town.

Although Llantwit Major feels semi-rural, offering a pocket of picturesque and peaceful living, it is also easily commutable, via the local train station, to Cardiff and all the shopping, socialising and further travel connections the Welsh capital offers. There are also good road links to the M4.

Just over 5 miles away is the charming market town of Cowbridge, another historic location that can easily tempt a visit to its independent shops, cafes and pubs and Penarth is just a short drive away offering more choice, but Sunnyside in sunny Llantwit Major will always be the best welcome home.

### STEP INSIDE:

Step inside Sunnyside and the character promised by the charming stone facade of this gorgeous house that dates back to the early 1800s is completely delivered. It's not a surprise to discover that the house has never been on the market and the current owner has enjoyed living at this very special home for over 36 years.

The front door offers direct access into a welcoming lounge that instantly cocoons you with character, from the ceiling beams to the exposed stone walls. A log burner nestles into one wall, offering an inviting place to cluster around during the colder months and ensuring that this space always has a cosy ambience that instantly hugs you with warmth.

It's a space where people gather, where people enjoy relaxing and chatting, or maybe stealing a few moments in solitude, gazing out of the window or getting lost within a good book while snuggling into an armchair.



Adjacent to the lounge is an even cosier space, a snug that boasts its own period fireplace that can tempt you inside and easily convince you to linger. It's a versatile space that can be a peaceful study, home office, children's playroom, or even a ground floor bedroom if required as there is a shower room located right next to it.

Past the shower room, the lounge flows into a formal dining room which is a generous size, sweeping across the width of the house and also connecting directly to the garden's sunny patio via a set of French doors. From busy school day breakfasts to late night dinner parties, and everything in between, this dining room is a social hub that can host it all.

Past a handy utility room gets you into the rear of the house where the kitchen breakfast room is waiting to be discovered. Offering a classic country-style via solid wood kitchen units and Belfast sink, and a double-height ceiling that fills the room with light and a sense of space, it's another inviting place to be.

As well as offering a social dining table for sharing more informal mealtimes, the kitchen happily adds a charming exposed stone wall and stripped wooden floors to its character, as well as a surprise but welcome log burner to add to the relaxed ambience.

As you wander through this lovely cottage there are charming features to spot throughout; stained glass doors, tiny windows framed by robust stones and crown with a wooden lintel, old panelled doors with delightful metal latches are just some of the highlights.

Back into the lounge to find the stairs to explore the first floor. As you climb you are accompanied by a stone wall that oozes history and character that is complemented by a stone archway that leads you along the landing towards one wing of the upper floor.

The delightful family bathroom echoes and complements the character that flows throughout this enchanting home, boasting a roll-top bath and vintage style fixtures and fittings that includes wood panels, stripped wooden floor, and a wall mounted flush. It's a space that is calling to offer you a hot relaxing bath at the end of a busy day or a place to enjoy brushing your teeth with a view of the stars from the window.

The cottage has four bedrooms with their own special view of the garden and the town that you won't mind waking up to, even on a Monday morning. Three of the bedrooms can boast built-in storage plus all have ample space for more bedroom furniture to keep these slumber spaces organised and clutter free to promote restful sleep.









#### VENDOR INSIGHT:-

"Sunnyside has been our beloved home since 1988, a place that's seen its fair share of history and family memories. When I first came across it it needed modernisation, due to it having been in the same family for generations. Built way back in the 1800s, it's a time capsule of the area's past, with little reminders everywhere, like saintly plaques on the streets and even an old penny I found hidden in the plaster during renovations.

Over the years, I've put my heart into sympathetically modernising Sunnyside, always keeping its original charm in mind. From tasteful decor to thoughtful extensions, I've tried to stay true to its character while making it a comfy and cosy space for my family.

The garden offers a lovely sheltered patio area which naturally makes for a great entertaining space. Speaking of entertaining, Sunnyside really comes alive at Christmas and looks lovely with traditional decorations of wreaths and pine garlands.

What drew me to Sunnyside in the first place was its sheer prettiness and the convenience of its location. I was on the hunt for a place with character, close to Cardiff and other amenities, but still with that small-town feeling. And Llantwit Major didn't disappoint. The neighbours are a fantastic bunch, always up for a chat or lending a hand. We've shared countless cups of coffee, meals, and even impromptu outings.



Speaking of which, Llantwit Major has everything you could need, from schools and shops to parks and beaches. It's a lively little town with something always going on. In summer there is the Three streams festival, open mic nights in the church and as the festive season approaches, the town's Christmas Lights Festival sees children crafting lanterns and participating in parades. On the flip side, it is also so peaceful and quiet here that at night sometimes all I can hear is the occasional owl.

As for Sunnyside itself, it's like two houses in one. In the summer, true to its name - the garden is a suntrap, perfect for lazy afternoons and BBQs with friends. And in the winter, there's nothing cosier than curling up by the log burner, surrounded by original stone walls with views of twinkling lights wrapped around the apple trees in the garden.

I've always considered myself a custodian of Sunnyside, not an owner. We have looked after it and cherished it and now it's time to for new memories to be built here and for another family to call it home."







# Step outside

## Sunnyside

Step outside into the garden that wraps around the house in an L-shape, and the name of the cottage becomes immediately clear as the sun drenches the pretty outside space. The garden is as characterful as the house itself, foliage delightfully framing the pretty and perfectly symmetrical stone facade as you arrive at the front gate

There's off-street parking integrated into the front garden and even that is charming, offering a sea of cobblestones that includes a corner dedicated to alfresco dining and relaxing next to the attractive and forever inviting rose cloaked front door.

From this sheltered spot the hedge and stone walls offer privacy but also engaging views down the quiet street and past the period properties that pepper this popular coastal town.

But there are more areas to tempt you to sit and stay in the rear garden. Nestled into a cosy nook within the rear shape of the stone building is the sunniest spot of all, the home of a sunken patio that can happily host a social gathering morning, noon and night cocooned by garden views against a backdrop of charming stone walls.

There's plenty of space on the lawn that wraps around the side of the house for the party to spill onto and for playing games or finding more seating.

The enclosed garden that offers a mix of stone walls, fences and high hedges is a paradise for wildlife and a safe playground for children and dogs coupled with an idyllic place to relax under a sweeping skyscape only interrupted by the occasional rooftop.

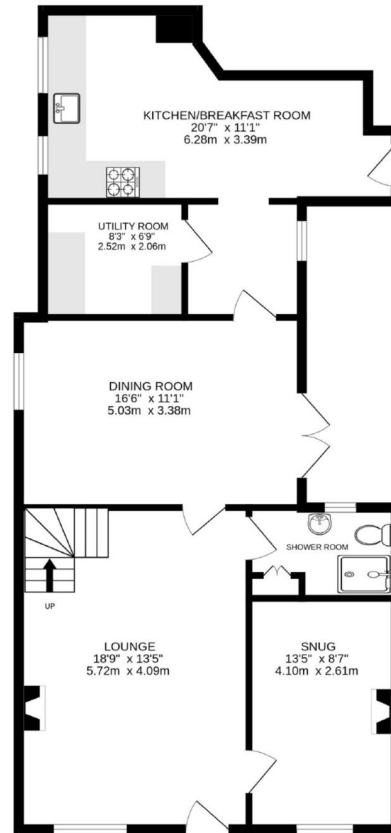
Mature apple trees stand proudly within the lawn, complemented by mature shrubs, climbing wall plants and a shed too, there's ample space to enjoy growing your own produce.

### DIRECTIONS

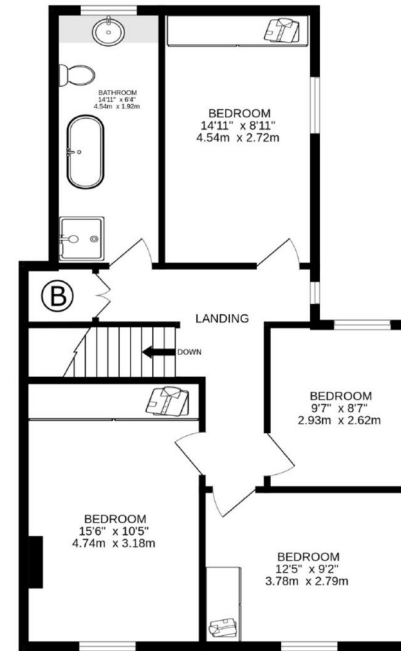
What3words: [///escapes.closets.nicer](#)



GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



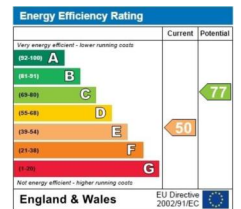
TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

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Postcode: CF61 1RA | Tenure: Freehold | Tax Band: G | Authority: Vale of Glamorgan | Heating: Gas | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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Fine & Country  
Tel: 02921 690690  
cardiff@fineandcountry.com  
Sophia House, Cathedral Road, Cardiff, CF11 9LJ