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herbert r thomas

## Cliff House

Llancarfan, The Vale Of  
Glamorgan, CF62 3AJ

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## Cliff House

Guide Price £1,450,000

Beautiful thatched Grade II listed family home, offered for sale within grounds extending to approximately 7 acres with coach house garage, substantial stable block, field, woodland and menage.

'Chocolate box' Grade II listed, thatched farmhouse with land and stables

Immaculate presented accommodation includes living room, sitting room, formal dining room, farmhouse style kitchen/breakfast room, utility room and downstairs cloakroom, large reception area with principle staircase to first floor and two further stone staircases to four large first floor double bedrooms, two en-suites and family bathroom

Impressive electric double gates to sweeping drive and turning circle with double garage with office space over

Beautiful gardens, decked and paved sitting area with stunning views

Adjacent woodland and pasture land, stable block and menage

A wonderful family home









Beautiful thatched Grade II listed family home, offered for sale within grounds extending to approximately 7 acres with coach house garage, substantial stable block, field, woodland and menage.

Traditional panelled entrance door to SITTING ROOM (20'8" x 12'10") flagstone floor, open fire place in an exposed natural stone chimney breast, windows to front and side elevations, with cast iron radiator. RECEPTION AREA (13'6" x 12'8") flagstone floor, sash window to front elevation, traditional quarter turn staircase. Central farmhouse style KITCHEN (15'x15'6") flagstone floor, cottage style range of timber fronted cupboards with granite worktops, inset double bowled porcelain sink, with matching island unit and breakfast bar, four oven AGA, integrated dishwasher, stone spiral staircase. UTILITY ROOM (8'2" x 11'3") stone floor, timber fronted base cupboards with matching granite worktops and porcelain Belfast style sink, space for American style fridge/freezer, stable door to side garden. CLOAKROOM (3'5" x 3'6") modern white low level WC and wall mounted wash hand basin, chrome heated towel rail.

Door from kitchen to LIVING ROOM (16'2" x 17'2") cast iron radiator, beautiful original beamed ceiling, exposed natural stonework and recessed fireplace with modern enclosed wood burning fire on flagstone hearth, stone spiral staircase. CONSERVATORY (16'6" x 14'5") timber floor, glazed

roof and French doors to large decked sitting area overlooking stunning views. FORMAL DINING ROOM (18'6" x 15'9") flagstone floor, recessed wood burning fire, deep side cupboards.

An unusual first floor layout, ideal for multi-generational living or for a family with older children includes main staircase rising to a stunning MASTER BEDROOM (29'9" x 12'9") extending across the full width of the building, high pitched ceiling with exposed roof trusses, polished timber floors, open fireplace and exposed stone work, sash windows to front garden and built in double wardrobes. Door to EN-SUITE BATHROOM (9'6" x 10'8") spectacular full bathroom, with marble tiled floor and walls, marble top with twin wash hand basins and vanity cupboards, free standing bath, low level WC and large walk in shower cubicle with rain water shower head, feature window to side, with panoramic view. Access from bedroom one to BEDROOM 2 (15'6" x 15'6") also accessed by its own staircase with windows to side elevations, high pitched and beamed ceiling, door to EN-SUITE SHOWER ROOM (5'6" x 5'6") modern suite including low level WC and wash hand basin, fully tiled walk in shower cubicle with glazed screen, chrome heated towel rail and fitted wall mirror.

Stone staircase from dining room/ conservatory to L-Shaped rear landing doors to BEDROOM 3 (16'6" x 13'9") high pitched beamed ceiling, double glazed windows with breath taking rural views, linking door to bedroom two. DOUBLE BEDROOM 4 (18'3" x 13'6" max) large double room, high pitched and beamed ceiling, extensive built in wardrobes, part glazed door to external staircase. SHOWER ROOM (8'2" x 5'6") modern white low level WC and wash hand basin with vanity drawers, walk-in fully tiled shower area with glazed screen and wall mounted shower head, chrome heated towel rail.

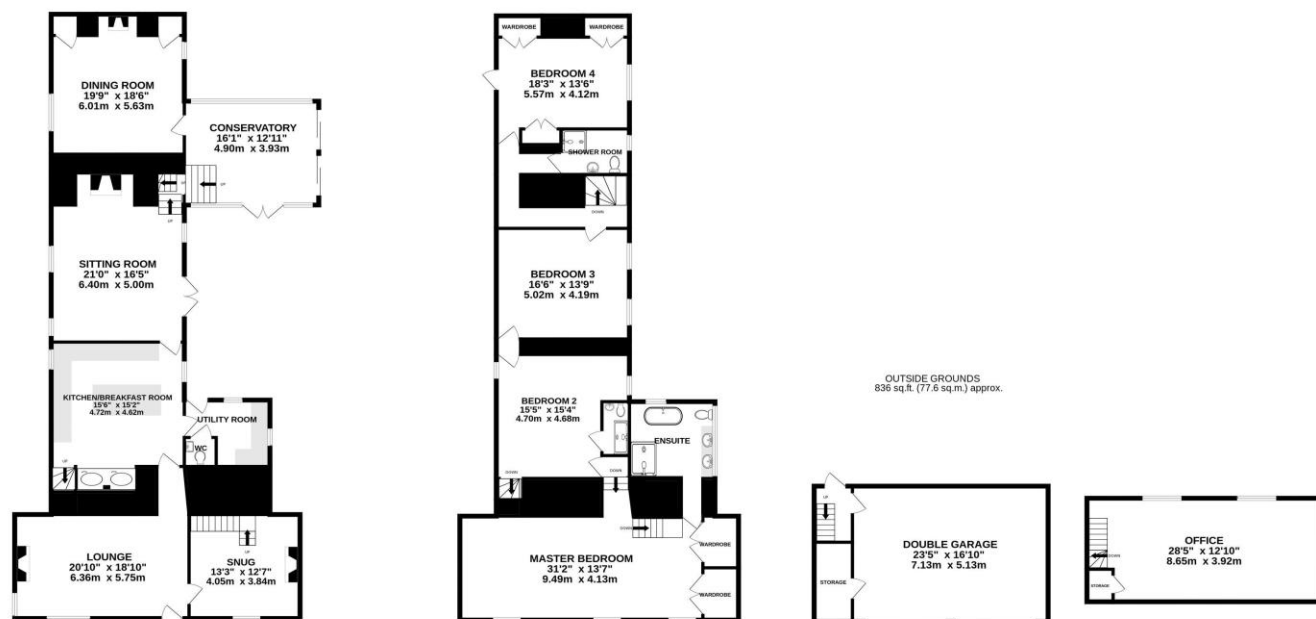
Impressive stone pillared wrought iron electric double gates lead to a sweeping tarmacaded driveway with raised central turning circle, extensive parking and access to large detached coach house/garage. Main ground floor GARAGE (23'6" x 16') with two pairs of timber part glazed double doors, power and light. Separate rear entrance door to hallway with quarter turn staircase to first floor HOME OFFICE (24'4" x 12'8") double glazed windows to side and rear elevations, great workspace or home gym, or potential to create separate guest accommodation.

Laurel hedged pathway leads from the driveway into the main front garden, with central pathway to front door, manicured lawns and raised flagstone sitting area with substantial pergola over, mature trees, stone walled boundaries and access to the side of the house where there is a large stone paved and decked sitting area, raised glass balustrading allowing interrupted view of the beautiful valley opposite. Outdoor kitchen area with marble topped BBQ and pizza oven, hot tub to remain.

The property extends in total to approximately 7 acres which includes a wooded bank to the side, a substantial field laid to permanent pasture. Gated access from the main driveway to a graveled parking area and timber framed STABLE BLOCK (41'2" x 36'8"), American style indoor stabling which includes 4 large boxes, tack room, hay store, general store and wash area with equine shower unit, direct access into a large outdoor post and railed all weather MENAGE (100' x 70' approx).

GROUND FLOOR  
1591 sq.ft. (147.8 sq.m.) approx.

1ST FLOOR  
1416 sq.ft. (131.5 sq.m.) approx.



TOTAL FLOOR AREA : 3843 sq.ft. (357.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

Travelling towards Cowbridge on the A48, turn right at immediately before the Aubery Arms and right again, follow this road past the Llanbethery turning on your right until you reach a right hand bend with a sharp left hand turn down the hill to Llanccarfan, take the middle road between these, follow this road for approximately 1/2 a mile where Cliff House is on your left hand side.

### Tenure

Freehold

### Services

Mains Water, Electric. Oil heating,  
Cesspit drainage  
Council Tax Band I  
EPC not applicable

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