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New Beaupre House
St. Hilary, Cowbridge, The
Vale Of Glamorgan, CF71 7DP

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New Beaupre House

Asking price **£2,500,000**

Magnificent Grade II listed, 6 bedroomed, Georgian family home of outstanding proportions, set within grounds extending to approximately 3.43 acres and enjoying the most private and peaceful location with wonderful views into the surrounding landscape.

Exceptional Grade II listed Georgian home

Entrance hall, 2 ground floor cloakrooms, drawing room, dining room, family room, TV lounge, library, Adam Elliot kitchen/breakfast room, garden room, utility room and laundry room

Guest annexe including large living room, double bedroom and en-suite

5 first floor bedrooms, 4 en-suite and separate bathroom

Immaculate gardens and surrounding grounds extending to approximately 3.43 acres

Stunning private location with panoramic rural views

A short distance from the picturesque village of St Hilary





Magnificent Grade II listed, 6 bedroomed, Georgian family home of outstanding proportions, set within grounds extending to approximately 3.43 acres and enjoying the most private and peaceful location with wonderful views into the surrounding landscape.

HALLWAY, (36'2" x 9'4" max) high ceilings, original Georgian half turn staircase and flagstone floor. CLOAKROOM, low level WC and wash hand basin. Elegant DRAWING ROOM, (20'9" x 20'2" into bay) working fireplace with cast iron inset and carved stone surround. Wide archway to formal DINING ROOM, (16'6" x 21'2" max) working fireplace with carved marble surround, small paned sash windows to rear courtyard. FAMILY ROOM, (20' into bay x 20'6" max) working fireplace with recessed low level cupboards, oak floor, wide archway to KITCHEN/BREAKFAST ROOM, (16'8" x 18'10") a hand made 'Shaker

style' range of Adam Elliot fitted base and wall cupboards with large matching island unit, granite worktops with double bowl porcelain sink, 4 oven cream and black oil fired Aga. SIDE HALLWAY, (18' x 6'4") oak block floor, secondary staircase, part glazed door to walled garden. TV LOUNGE, (19' x 17') full height double glazed bay window to front elevation with breath-taking panoramic views. Gas fire with cast iron inset and carved marble surround. LIBRARY, (11'8" x 7'6") fitted bookcase and stone archway to the GARDEN ROOM, (17' x 17'3") flagstone floor, modern wood burning fire, pitched and beamed ceiling. UTILITY ROOM, (11'10" x 9'6") range of 'Shaker' style cupboards with granite worktops and large stainless steel sink. LAUNDRY ROOM, (10' x 10') fitted cupboards, space and plumbing for washing machine and tumble drier, flagstone floor. CLOAKROOM, (6'1" x 5'6") panelled lower walls, low level WC and wash hand basin.

Door from garden room to a self contained ANNEXE, generous LIVING ROOM, (29'3" x 13'3") french doors and windows to walled garden, modern wood burning fire with flagstone hearth. BEDROOM (6) (9'3" x 10') and EN-SUITE SHOWER ROOM, (8'4" x 6'2") large walk in shower, wash hand basin and low level WC.

LANDING with staircase to useful attic storage room and doors to BEDROOM 1, (26'6" overall x 16'2") magnificent views, built in cupboards. L shaped DRESSING ROOM built in wardrobes and full EN-SUITE BATHROOM, (12'3" x 11'8") panelled bath, shower cubicle with glazed entry door, twin wash hand basins and low level WC. Panelled lower walls and built in dressing table. BEDROOM 2, (16'3" x 15'8") built in wardrobes, shuttered window to front garden and rural views. EN-SUITE SHOWER ROOM, (9'3" x 4'2") shower cubicle, low level WC and wash hand basin with vanity cupboard. BEDROOM 3, (16'4" x 12'3") sash window to rear courtyard. EN-SUITE SHOWER ROOM, (8'8" x 4'4") shower cubicle, wash hand basin with vanity cupboard and low level WC. BEDROOM 4, (11'6" x 10'10") a very pretty room with built in wardrobe and window to rear elevation. FAMILY BATHROOM, traditional white suite including double ended bath, large shower, pedestal basin and WC.

Door to SIDE LANDING, staircase to side hallway, built in cupboards and BEDROOM 5, (14'10" x 17' max) L shaped room, built in wardrobes, windows to side and rear elevations. EN-SUITE BATHROOM, (7'6" x 6'8") panelled bath, wash hand basin, vanity cupboard and low level WC.

New Beupre is approached via a shared private unadopted road with stone pillared wrought iron gates leading to a private driveway which sweeps to the rear of the property where there is extensive parking. Access to a further gated flagstone parking area with open fronted triple GARAGE, (28'2" x 19'2") lawn with two magnificent beech and copper beech trees, kitchen garden with raised beds, traditional greenhouse and large potting shed and wood store.

Lying between the garage and the house is a beautiful walled garden in an Italianate style with box hedging and rose beds which leads to the main lawns which are south west facing with wide paved flagstone terrace and beautiful mixed borders. This main garden area is enclosed by a stone ha-ha allowing a seamless view into the beautiful rural landscape beyond.

An enclosed flagstone courtyard lies to the rear of the property, off which is a WINE STORE, GENERAL STORE and BOILER ROOM. To the rear of the property is an area of mature woodland which is also included in the sale.



TOTAL FLOOR AREA : 6436 sq.ft. (598.0 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

From our Cowbridge office, travel in an easterly direction up the High Street, through the traffic lights filtering onto the A48 heading towards Cardiff. Turn right for St. Hilary. On entering the village, take the first right turning signposted The Bush Inn. Drive past The Bush, down the hill, follow this road out of St Hilary where you will find New Beaupre on your left hand side.

Tenure

Freehold

Services

Mains water, electricity, oil central heating and cesspit drainage
Council Tax Band E
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 98 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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