

A photograph of a stone and white cottage with a wooden deck and a gravel courtyard. The stone part of the building has a gabled roof and a large chimney. The white part has a smaller gabled roof and a window. A wooden deck is in the foreground, and a gravel courtyard is in the middle ground. A wooden fence is on the left. The sky is blue with some clouds.

# hrt

herbert r thomas

## Court Cottage

Llansannor, The Vale Of  
Glamorgan, CF71 7RX

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## Court Cottage

Asking price **£400,000**

A rare opportunity to acquire a 4 bedroom period property within the grounds of the historic Llansannor Court

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Unassuming from the outside, Court Cottage comes into its own once inside with well balanced and proportioned living set over two floors with scenic views over manicured grounds and countryside beyond.

Accommodation comprises an entrance hall, principal reception room, kitchen/diner, rear hall, sitting room/bedroom3, WC, store, semi-galleried landing, 3 first floor bedrooms, dressing space/inner landing and bathroom.

Outside offers private driveway parking, and courtyard garden accessible from the kitchen.

Nestled within the idyllic Vale Hamlet of Llansannor with a strong community, countryside walks and the amenities of Cowbridge accessible.









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Wooden door with window to the side opening to entrance hall, flagstone floor, pendant ceiling light with lockable frosted glazed door opening to principal reception room, fitted carpet, original beams ceiling, pendant light, wall mounted downlighting, natural stone open fireplace and door to the rear garden. Kitchen/diner, tile effect floor, pendant light over dining space with wooden bench to remain, windows to the rear. LED spotlights, wall and base mounted units, wood laminate countertop, AEG oven and grill, induction hob over, washer dryer, dishwasher, sink with mixer tap over, large window and door to

courtyard garden. Double doors to store, flagstone floor, pitch corrugated roof, open shelving, wall mounted light, frosted double doors out to the courtyard and original wheel pump.

Inner hall, fitted carpet, semi galleried landing with double height ceiling, straight spindle stairs rising to the first floor with useful storage cupboard, WC and rear reception/bedroom three just off. Dual aspect rear reception/bedroom three, original herringbone floor, ceiling light, open fire with flag stone hearth, decorative timber surround and stone mullion windows with pleasant countryside views. WC, tiled floor, pedestal wash and basin with low level WC, tiling to lower walls, frosted window to the front and ceiling light fitted.

Gallery landing leading to bedroom one, fitted carpet, pendant ceiling light, double storage cupboard housing the hot water tank and storage to the side with original pointed arch windows taking in breath taking views of the established Anna Court Gardens and scenic Vale countryside to the background. Bedroom two, fitted carpet, pendant ceiling light with original stone fireplace, open shelving to the side and sizable window with stunning elevated views.

Inner landing/dressing room, fitted carpet, pendant light with attic hatch accessible with bedroom and bathroom just off. Bedroom 4, carpet, pendant ceiling light, recess storage with hanging rail and shelving, plumbed pedestal wash hand basin with window to the side. Principal bathroom, tile effect, four piece suite comprising a pedestal wash hand basin, WC, tiled shower enclosure and panelled bath.





### Directions

From our Cowbridge office, travel along the High Street onto Eastgate, turning left at the traffic lights. Follow this road through Aberthin taking the first left hand turn and continue along this country lane turning left signposted City. travel through Newton and follow the road as it takes a 90 degree right and continue along this road into Llansannor passing the turning for Court Drive, continue along the road without deviation for approx ¼ mile and turn left (opposite the farm to your right) through the pillared entrance, proceed over the cattle grid and along the shared lane and proceed to the end where Court Cottage driveway will be to your left hand side. What3words - booms.tipping.youth (to front door)

### Tenure

Freehold

### Services

Mains water, electric, cesspit drainage  
Council Tax Band  
EPC Rating

### Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
sales@hrt.uk.com

**hrt** Est. 1926 

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