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**Foxhollows**

Llancarfan, The Vale Of  
Glamorgan, CF62 3AD

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## Foxhollows

Guide Price £735,000

A striking detached home offering spacious and highly versatile accommodation set in beautifully maintained grounds. Located in the heart of Llancafarn off a select private drive with a great sense of seclusion.

A striking and stylishly presented detached home

Highly versatile and spacious accommodation spanning two floors

Welcoming entrance hall, front facing living room with wide opening to dining space, sun room to the rear, kitchen and utility room, ground floor shower room and two double bedrooms are accessible. Upstairs are two well proportioned bedrooms with impressive master suite benefitting from an en-suite bathroom and separate dressing room

Centrally located within the village whilst having a secluded and open feel

Sizeable manicured front garden with raised paved terrace, side entertainment area with outdoor kitchen, sun terrace and pergola with hot tub. The rear garden has established beds, level lawn and access to a home office pod/studio

A wide paved veranda leads onwards to the entrance that opens to a welcoming entrance hall with solid timber floor, open stairs rising to the first floor and useful cloaks storage cupboards off





A striking detached home offering spacious and highly versatile accommodation set in beautifully maintained grounds. Located in the heart of Llancarfan off a select private drive with a great sense of seclusion.

A bright and airy front **sitting room** with bi-fold doors opening seamlessly to the paved elevated terrace taking in front garden and woodland views beyond. The room has a semi open feel, with quality wood flooring laid, double ended inset burner with wide opening connecting the **kitchen/dining room** and **sun room**. Ceramic oversize tiles run throughout the space and an impressive lit up mezzanine gallery over the kitchen is a pleasant surprise. The kitchen has a run of modern units fitted, with butchers block counter top, Smeg oven and drink cooler to remain. Opening through to rear **utility/boot room** with plumb provision for white goods, additional sink with Velux over and multiple integrated storage options housing the microwave and American style fridge/freezer. Door to the rear. Front **TV room/bedroom four** is double in size with

carpet fitted and a large window frames the garden and woodland well. Rear **bedroom three** offers a run of integrated wardrobes and cupboards with glazed slide doors leading out to an enclosed rear courtyard. Pocket door opens to a fully tiled **shower room** with sizable rainfall shower to the corner, WC, sink with backlit LED mirror over and frosted window to the side.

Open timber stairs from the hall rise to the first floor **landing** with the master bedroom suite and bedroom 2 and airing cupboard just off. **Bedroom 1** is a large front facing double bedroom with plenty of natural light from a window running the full width of the bedroom with scenic green views. Multiple built-in storage cupboards and wardrobes open to the eaves storage area. The bedroom suite also comprises, a **dressing room** that is currently a home office with pocket door access. A pitch ceiling with two Velux windows make the room feel bright. A separate pocket door opens to an **en-suite bathroom** stylish painted panelling, double ended bath with central tap attachment

and rainfall shower over. **Bedroom two**, a large double, offers a floor to ceiling window taking in rear garden view, two sets of built-in triple wardrobes to either end.

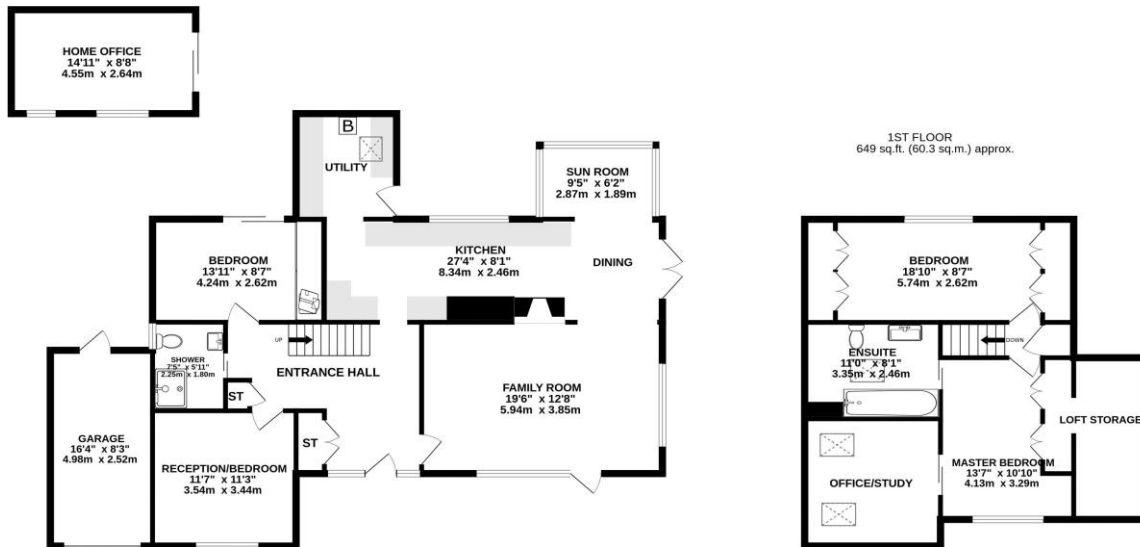
Foxhollows is the first property on your left with a sweeping tarmac drive that can accommodate multiple vehicles with well kept lawn to the side and additional land extending down to the tree lined ford.

Wide graduated paved steps rise to the front veranda, an elevated terrace extends to the side. A very sociable space with outdoor kitchen, sun terrace and pergola with hot tub.

The grounds extend further to the rear with top lawn and stocked borders, fully insulated home office pod/studio and rear courtyard and greenhouse and store to the far side.

The attached **single garage** lie to the side of the property with direct access from the front driveway. Manually operated door opens to a double height pitched garage with mezzanine storage level over with multiple power points and side windows allowing natural light in.

GROUND FLOOR  
1321 sq.ft. (122.7 sq.m.) approx.



TOTAL FLOOR AREA : 1970 sq.ft. (183.0 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 Cowbridge take the A48 towards Cardiff. As you enter the village of Bonvilston turn right immediately before the Aubrey Arms, travel a short distance and turn right at the T junction. Follow this road for approximately 2 miles and turn left down Pancross Hill into Llanarfan. Turn second right passing over the ford and immediately right down the private shared drive where Foxhollows will be the first property on your left. What3words - trophy.trials.buzzing

### Tenure

Freehold

### Services

Mains water, electricity, drainage, lpg tank  
Council Tax Band G  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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### Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

