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Greystones
Factory Road
Llanblethian,
Cowbridge,
The Vale Of Glamorgan,
CF71 7JD

Greystones

Guide Price £1,500,000

Exceptional detached family home of outstanding proportions beautifully finished inside and out. Fabulous private gardens in a lovely village setting within walking distance of the former market town of Cowbridge.



Outstanding detached house in a beautiful private location

Front and rear hallway, cloakroom, living room, sitting room, dining room and TV room/ library

High quality Adam Elliott kitchen with AGA, utility room

Four first floor bedrooms (potential for five), two en-suites and principal bathroom

High quality finishes throughout

Stone pillared electric double gates to extensive parking area and large double garage

Beautiful but easy maintenance private garden

A stunning property deserving of an early viewing





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Crittall style double glazed french doors and matching windows to rear HALLWAY (31'2" x 8'1"), herringbone pattern oak block floor, cut stone detail to walls. CLOAKROOM (8'8" x 3'2"), Villeroy and Bosch WC and traditional wash hand basin on a chrome stand. Central HALLWAY, limestone floor and arched entrance door to front. Quarter turn staircase to landing, panelled walls, and concealed cupboard. LIVING ROOM (21'4" x 19'7"), high quality oak block floor, crittall style double glazed french doors to rear garden, recessed lighting. Double door to DINING ROOM (19'7" x 14'11"), shuttered window to front elevation, recessed electric fire (available by separate negotiation) with carved timber surround and mantle. SITTING ROOM (20'3" x 14'2"), oak flooring, beamed ceiling, small paned window and recessed gas fire (available by separate negotiation) with contemporary marble surround. T.V. LOUNGE/ LIBRARY (11'11" x 10'8") extensive fitted book and display shelving, TV recess and shuttered window to front elevation.

KITCHEN/BREAKFAST ROOM (21'3" x 13'7"), hand made "Adam Elliot" kitchen and pantry unit, spa worktops and inset stainless steel double bowl sink, gas fired AGA, Neff oven, ceramic hob, microwave and warming drawer, built in dishwasher and larder fridge. UTILITY ROOM (15'4" x 10'2"), built in floor to ceiling cupboards providing ample storage, stainless steel sink and drainer, space and plumbing for washing machine, tumble dryer and freezer. Concealed mains gas "Worcester Bosch" central heating boiler and hot water tank.

Staircase rising from hallway to first floor LANDING/RECEPTION AREA (13'8" x 12'9"), floor to ceiling fitted cupboards, shuttered windows to front. A large space that could form a fifth bedroom. MASTER BEDROOM (21'4" x 13'5"), double glazed window overlooking the rear garden with village scene beyond, built in wardrobes. EN-SUITE SHOWER ROOM (7'10" x 5'10"), fully tiled to floor and walls, modern suite including wash hand basin, low level WC and large glazed shower

cubicle, shuttered double glazed window and heated towel rail. BEDROOM TWO (23'4" x 14'4"), part pitched ceiling, double glazed shuttered windows, walk-in wardrobe. EN-SUITE BATHROOM (15'2" x 7'6"), fully tiled to floor and walls, double ended bath, wash hand basin with vanity cupboard and low level WC, chrome heated towel rail, shuttered double glazed window, loft hatch. BEDROOM THREE (19'6" x 12'6"), part panelled wall, recessed electric fireplace (available by separate negotiation) with carved timber surround, exposed roof truss, shuttered windows, concealed built-in cupboards. BEDROOM FOUR (11'1" x 9'4"), shuttered double glazed window overlooking beautiful rear garden. BATHROOM (9'7" x 8'10"), fully tiled to floor and walls, well presented modern suite including deep, double ended bath, wash hand basin, low level WC and glazed shower cubicle, chrome heated towel rail, shuttered double glazed window.

Shallow forecourt to the front enclosed by natural stone walling with single parking bay, electric double gates lead to a sizeable tarmac driveway fringed by granite set block providing extensive parking and access to a large detached double GARAGE (27'4" x 24'), electric roller door. Rear WASH ROOM (6'4" x 5'8") built in base cupboards and Belfast sink. CLOAKROOM (6'4" x 4'6"), white pedestal basin and low level WC. WINE STORE (6'4" x 4'), fitted wall shelving.

The rear garden is finished to an exceptional standard with a broad granite paved rear terrace with wide steps to main lawn, all screened by mature hedging and pleached trees. Borders contain shaped privet balls, white hydrangea and agapanthus beyond which is a further paved area with raised beds and greenhouse, steps down to a brook which lies to the rear boundary.





Directions

From our Office proceed along the High Street onto Eastgate. At the traffic lights take the right hand turning onto St Athan Road and the immediate right onto The Broadway. Continue along this road onto Bridge Road and at the far end of this road, as the road bears left onto Llanmihangel Hill, turn right onto Factory Road where Greystones can be found on your right hand side.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage
Council Tax Band H
EPC Rating

Viewing strictly by appointment through
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Energy rating and score

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

[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.

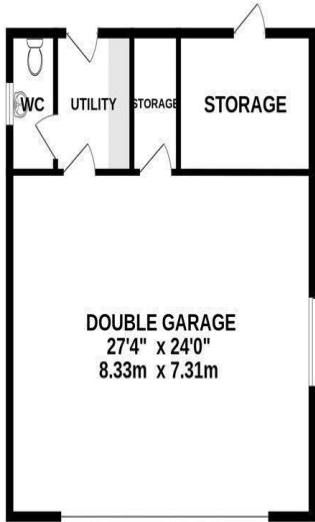
For properties in England and Wales:

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

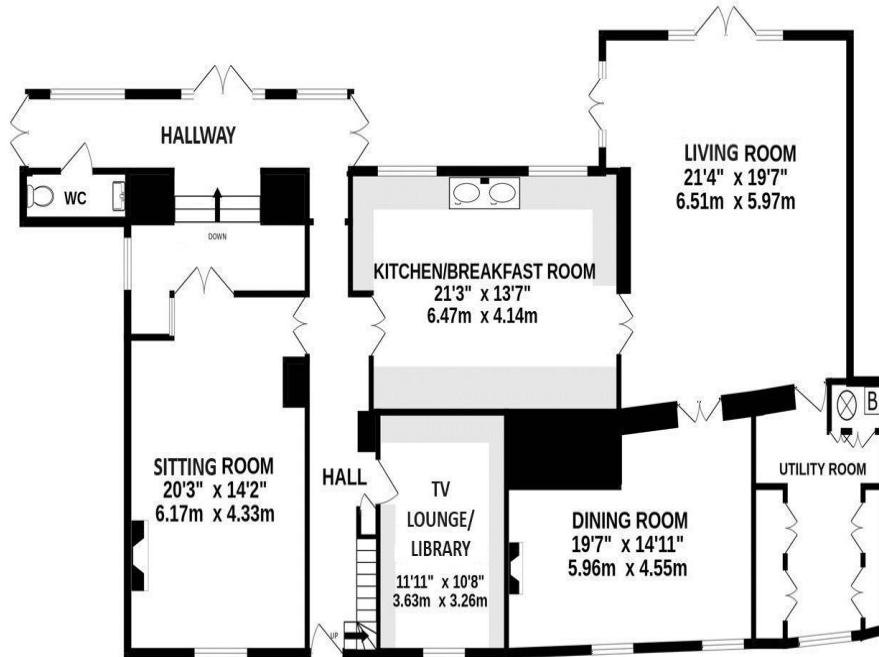
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



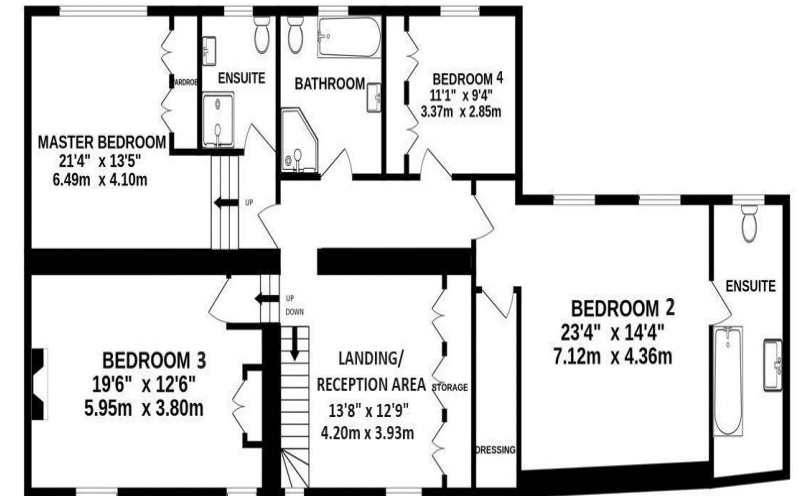
DOUBLE GARAGE
654 sq.ft. (60.8 sq.m.) approx.



GROUND FLOOR
1778 sq.ft. (165.2 sq.m.) approx.



1ST FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



TOTAL FLOOR AREA : 3755 sq.ft. (348.8 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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