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Middle Hill  
Llancarfan,  
The Vale Of Glamorgan,  
CF62 3AD

## Middle Hill

Guide Price £1,995,000

An outstanding detached country house, offering spacious accommodation: renovated and extended to the very highest of standards. Set in grounds of 12 acres with a range of outbuildings. Situated in a rural, yet convenient location with excellent commuting options to the Vale and Cardiff.

Substantial detached country house

Extended, re-modelled and renovated to the very highest of standards by the current owners

Grounds totalling approximately 12 acres, including a range of portable buildings, ideal for horse enthusiasts

Excellent commuting options just 6.5 miles from Culverhouse Cross

4 reception rooms plus a hugely impressive kitchen/dining/living room

4 bedrooms, 3 of which benefitting from en-suites

Elevated position enjoying far-reaching countryside views

Walking distance to Llanccarfan Village



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Middle Hill is a substantial country house, set in grounds of approximately 12 acres in a highly sought-after rural, yet convenient location. The property has been extended and fully refurbished by the current owners. It offers spacious living and bedroom accommodation presented to the very highest of standards. It is located within walking distance of Llanccarfan village, and is just 6.5 miles drive from Culverhouse Cross offering excellent commuting options into Cardiff and the M4 motorway.

The property offers accommodation comprising a large RECEPTION HALLWAY, (16'9" x 22') with a bespoke 'Oak & Brushes' chrome staircase leading to a first floor gallery landing. An INNER HALLWAY, (10'6" x 10'11") has a built-in cloaks storage cupboard, large 'Lumi' Porcelain stone effect tiled floors, with underfloor heating throughout the majority of the ground floor. At the rear of the property is the stunning KITCHEN/DINING/LIVING ROOM, (44'3" x 19'6") which has floor-to-ceiling triple glazed windows and doors to three elevations, enjoying views over the grounds in a southerly direction. The contemporary 'Almo' kitchen offers an extensive range of larder and island units. Integrated appliances include three ovens, induction hob and a 'Quooker' hot water tap.

The LOUNGE, (23'6" x 21'11" ceiling height, 15'1" max) with vaulted ceiling, has windows to front and large glazed sliding doors to rear. A wood burning stove is housed within the chimney breast. Wall speakers are connected to other fitted speakers throughout the house and is fully automated along with the heating and lighting systems and some fitted blinds. Beyond the lounge is a GAMES ROOM, (13'1" x 21'11") which also has a vaulted ceiling and is dual aspect. Off the games room is a storage room housing the comms equipment. The house benefits from high speed broadband, ideal for those working from home. The HOME OFFICE/STUDY, (19'6" x 8'6" widening to 11'5") has a window and pedestrian door to front. It offers a range of fitted desk top and office furniture.

UTILITY ROOM, (8'6" x 9'10" plus 11' x 2'10") with fitted range of base and wall mounted units, has space and plumbing for white goods. Off the utility room is a rear PORCH/BOOT ROOM, with double doors leading into the garden. Beyond the utility room is the GYM, (20'1" x 22") which is a light and airy space which could be adapted for different purposes should buyers wish. Finally, accessed from the reception hallway is a CLOAKROOM, (12' x 4'10") housing a two piece suite.

The impressive first floor gallery LANDING, (16'10" x 17') gives access to bedroom accommodation. BEDROOM 1, (19'5" x 19'11" to built-in wardrobes ceiling height, 13' max) and BEDROOM TWO, (19'5" x 19'11" to built-in wardrobes ceiling height, 13' max) are both impressive bedrooms, have vaulted ceilings and extensive glass to elevations enjoying views over the grounds and the countryside beyond. Both bedrooms benefit from a

fitted range of wardrobe furniture. Bedroom one boasts, a large EN-SUITE BATHROOM, (9'8" x 11'10") with a 'Villeroy & Bosch' sink suite including bath, walk in double shower and 'His and Hers' sink units with full 'Porcelanosa' tiling to floor and walls. Bedrooms two and BEDROOM 3, (12'8" x 11'1") both benefit from EN-SUITE SHOWER ROOMS, both measuring (12'7" x 4'10") with the 'Villeroy and Bosch' suites and Porcelanosa tiling to floor and walls. BEDROOM 4, (11'8" x 12') another comfortable double bedroom with picture window to front.

Outside the property offers approximately 12 acres of level grounds including garden plot with mature tree specimens. Ample off-road parking on a gravel driveway ahead of a detached single garage. Paddock space is bordered by mature hedge row and stock proof fencing. Beyond the property is a range of portal buildings which offer ideal storage/workshop space. These could easily be adapted into an American style stable building for horse enthusiasts.





### Directions

From Cowbridge, travelling east, along the A48, continue through the village of Bonvilston. At the traffic lights turn right onto the 5 mile lane. Take the first exit right signposted Llancafarn. Follow this line as the road bears left and take the first right and turning. Proceed through the hamlet of Walterston. Middle Hill will be found on the left hand side midway between Walterston and Llancafarn village.

### Tenure

Freehold

### Services

Mains water and electricity, private drainage, oil central heating  
Council Tax Band I  
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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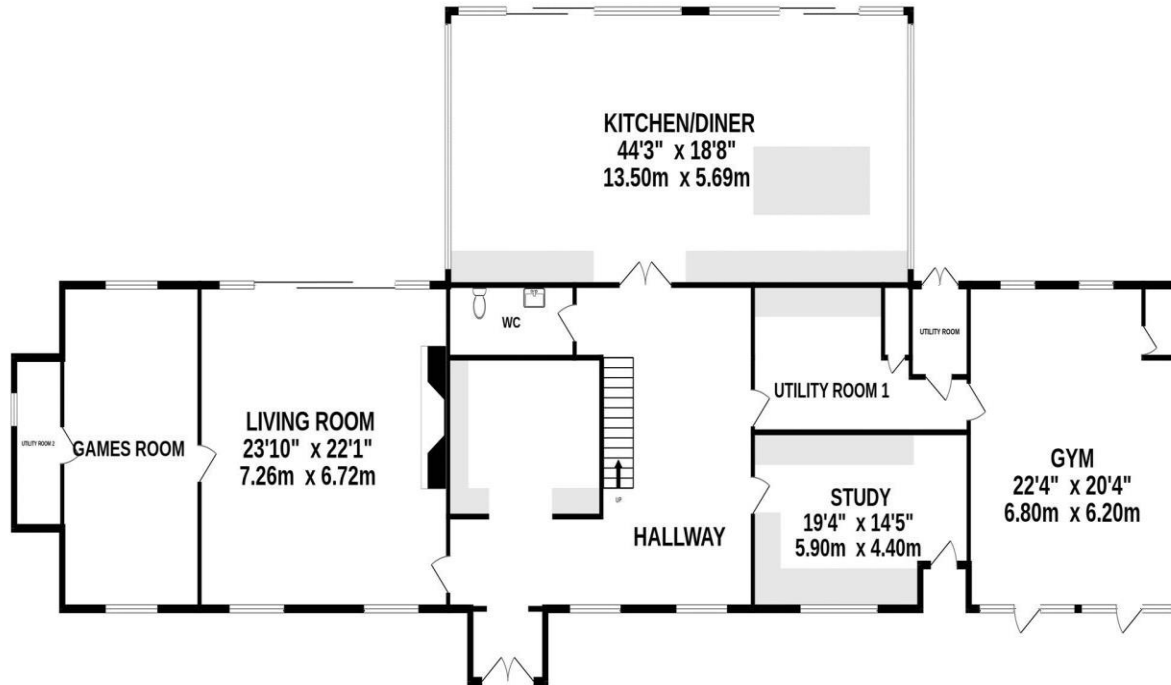
**hrt** Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

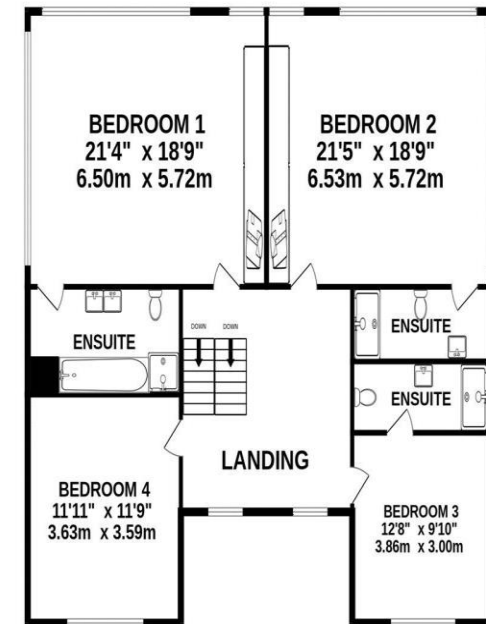
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GROUND FLOOR  
3242 sq.ft. (301.2 sq.m.) approx.



1ST FLOOR  
1715 sq.ft. (159.3 sq.m.) approx.



TOTAL FLOOR AREA : 4956 sq.ft. (460.5 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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