



**hrt**  
herbert r thomas

Mount Pleasant House  
Llanmaes  
Llantwit Major  
Vale of Glamorgan  
CF61 2XR  
[hrt.uk.com](http://hrt.uk.com)



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Llanmaes  
Llantwit Major  
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CF61 2XR

Available as a Whole or In Two Lots

**Guide Price:**

As a Whole: £599,000

Lot 1: Mount Pleasant House -  
£399,000

Lot 2: Approximately 5.85 acres,  
Stables and Fodder Store -  
£200,000

- Stone Built Character Cottage
- Kitchen, Living Room and Conservatory, 3 Bedrooms Bathroom with Jacuzzi Bath and Shower Room
- Stone Building with Development Potential (Subject to Planning)
- Driveway parking
- 5.85 acres, five loose boxes and fodder store
- Available as a Whole or In Two Lots









Situation

This detached three bedroom house enjoying far ranging views just a short distance from both Llantwit Major and Cowbridge town centres.

Accommodation

UPVC part glazed door to CONSERVATORY (19'6" x 7'1"), wide UPVC double glazed windows and door overlooking and giving access to garden, wall lights and ceramic tiled floor. Wide arched opening to:-

KITCHEN/BREAKFAST ROOM (15'8" x 9'1"), well fitted range of farmhouse style base and wall mounted units with glazed display cupboard, recessed lighting, one and

a half bowl sink, drainer and mixer tap, roll top work surfaces with breakfast bar, integrated appliances including cooking range, extractor, dishwasher and washing machine, space and plumbing for freestanding American style fridge/freezer and condensing dryer. Arched opening to:-

HALLWAY (7'7" x 4'8"), ceramic tiled floor and recessed lighting. Door to:-

BATHROOM (8'5" x 7'8"), modern white suite including low level WC, pedestal wash hand basin, large 'Mesda' person jacuzzi bath, chrome heated towel rail, tiled floor, part tiled to walls, recessed lighting, UPVC double glazed frosted window and cupboard containing 'Baxi' combination boiler.

LIVING ROOM (13'9" x 11'4"), timber effect floor, electric fire with timber surround and mantle, under stairs and recessed storage cupboards, centre light, coved ceiling, double glazed window to garden and half turn staircase rising to first floor.

LANDING, fitted carpet, UPVC double glazed window, over stairs storage cupboard and loft access to fully boarded attic.

BEDROOM 1 (14'4" x 8'9"), fitted carpet, centre light and UPVC double glazed window with far ranging views.

BEDROOM 2 (11'10" x 8'3"), fitted carpet, centre light and UPVC double glazed window.

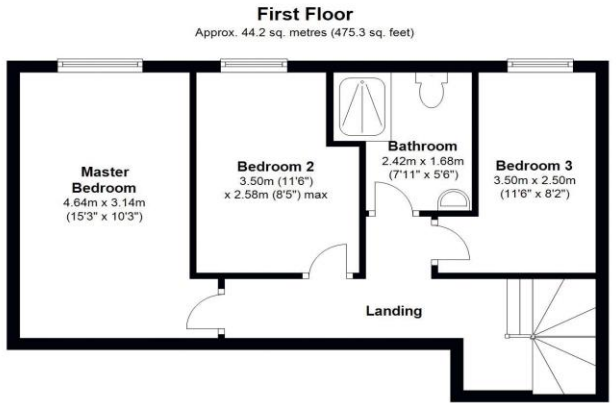
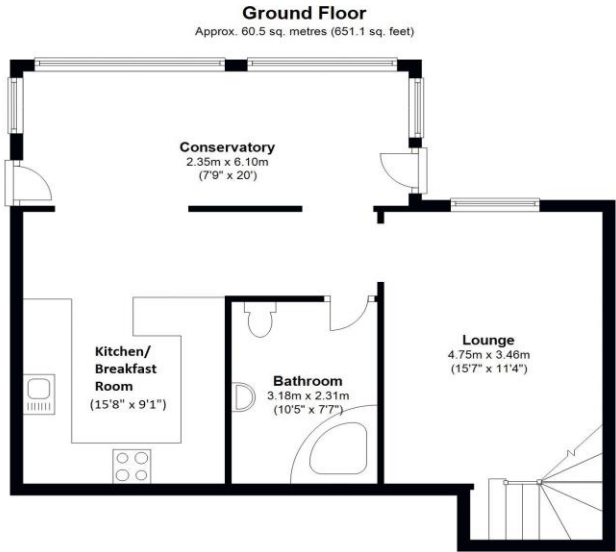
BEDROOM 3 (11'5" x 8'2" max/6'1" min), fitted carpet, centre light and UPVC double glazed window.

SHOWER ROOM (6'6" max x 5'7"), low level WC, pedestal wash hand basin, glazed double shower with electric shower attachment, heated towel rail, recessed lighting and cushion floor.

To the side of the property, there is parking for one vehicle on a gravel driveway with charging point, access through a timber gate to the paved and

lawned rear GARDEN, fully enclosed by overlap timber fencing with views of the countryside and sea beyond.

FOOTNOTE: The solar panels on the roof of Mount Pleasant are leased on a 25-year term basis from 2012. The benefit to Mount Pleasant is free available day time electricity (weather depending).



## Land and Buildings

The land and buildings extends as a whole to approximately 5.85 acres of level pastureland plus a small area of overgrown scrubland. The majority of the land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

The property benefits from two wooden stable blocks offering five loose boxes plus a timber fodder store.

Part of the property includes a small stone barn which may be suitable for development subject to obtaining necessary planning permission.

Some of the boundaries benefit from livestock fencing but generally requires improvements. However, the external boundaries generally benefit from a large mature hedge.

## Access

Access to the land is marked 'A' on the enclosed plan.

## Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

## Services

Mains water, gas, electricity and drainage.  
1GB superfast fibre optic connecting to the property  
Council Tax Band E  
EPC Rating D

The land benefits from mains water.

## Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are no footpaths crossing the land.

## Development Clawback

The land is sold subject to a 30% development clawback provision in favour of a previous owner with approximately 7 years unexpired.

The land is sold subject to a 50-year Development Clawback in favour of the current owners. The permitted use will be Agricultural or Equestrian use. The earlier of the sale of the land with the benefit of Planning Permission or the implementation of Planning Permission will trigger the clawback at a rate of 30% of the Development Value less the current use value.

Total clawback comprising 0 – 7 years at 60% and 7 – 50 years at 30%.

## Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

## Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

## Tenure & Possession

Freehold with Vacant Possession.

## Guide Price

Guide Price as a Whole – £599,000  
Lot 1 (Outlined Blue) – Mount Pleasant House – £399,000  
Lot 2 (Outlined Red) – Approximately 5.85 acres, Stables and Fodder Store – £200,000

## Health and Safety

Given the potential hazards of agricultural land, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

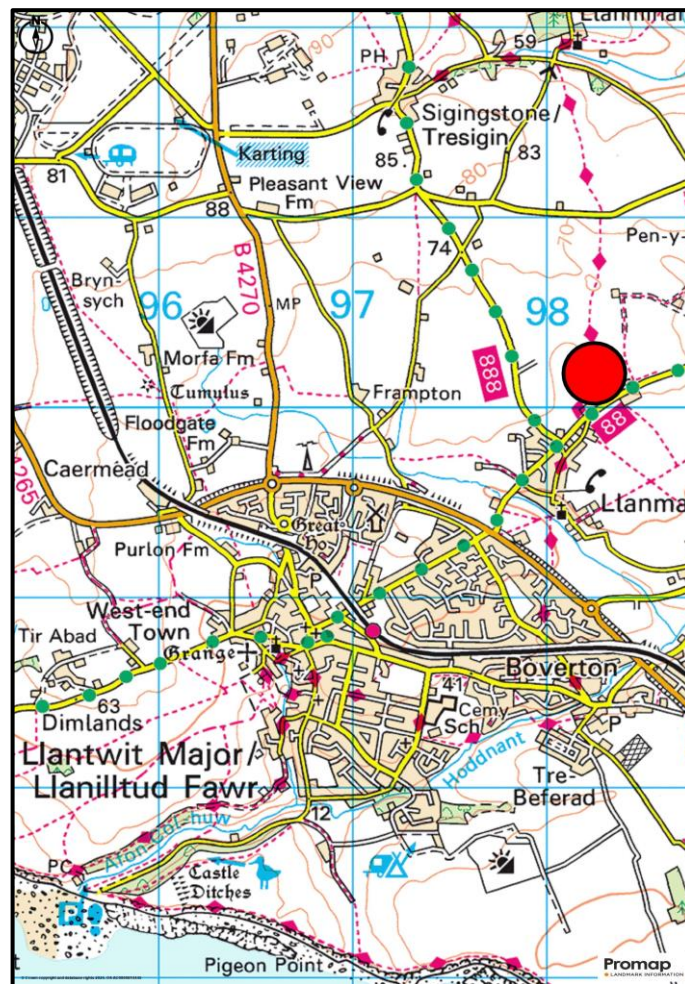
## Method of Sale

The property is offered for sale by Private Treaty.

## Directions

Postcode: CF61 2XR  
What3words: verdict.drag.toasters

From our Cowbridge Office travel in an easterly direction along the High Street. At the traffic lights, turn right onto St Athan Road and continue, without deviation, for approximately 2.4 miles until reaching a crossroads. Turn right and continue along this road for approximately 1.2 miles where you will find 'Mount Pleasant House' on your left-hand side and the land and stables on your right-hand side.















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.



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## Viewing Arrangements

Viewing strictly by appointment only.

Viewing to be arranged for daylight hours and by appointment only through the sole agents.

For further information please contact:

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