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Bryntirion
23 Church Hill Close
Llanblethian,
Cowbridge,
The Vale Of Glamorgan,
CF71 7JH

Bryntirion

Asking price **£875,000**

Flexible five double bedroomed detached family home in a delightful elevated position with attractive rural views and easy access to the country town of Cowbridge.

Spacious and flexible detached five bed family home in secluded position

Entrance hallway, large living room with fine views, central dining room and study, kitchen, five bedrooms, three ensuites and two separate shower rooms

Extensive parking, double garage, workshop/store room with additional room above, South facing courtyard swimming pool, lawned and paved gardens

Fine South facing rural views

Easy driving access to Cowbridge centre and amenities





Flexible five double bedroomed detached family home in a delightful elevated position with attractive rural views and easy access to the country town of Cowbridge.

Glazed covered entrance to upper ground floor HALLWAY timber effect floor, double glazed window to side elevation, airing cupboard with pressurized hot water tank, staircase to upper and lower levels. Attractive and spacious LIVING ROOM with picture window enjoying spectacular rural views, woodburning fire inset in a brick chimney breast with fitted book shelves to both sides. Sliding double glazed patio doors to swimming pool courtyard. Central DINING ROOM with double glazed window and French door to front courtyard. STUDY/BEDROOM SIX double glazed window to driveway/side elevation adjacent SHOWER ROOM fully tiled to floor and walls, quadrant shaped shower cubicle with mains shower attachment, low level WC and pedestal wash hand basin, chrome heated towel rail. L-shaped KITCHEN with double glazed door and windows to rear garden, range of grey base and wall cupboards with roll top worksurface and inset 1 1/2 sink and drainer. Integrated fridge, dishwasher, cooking range and extractor. Utility area with space and plumbing for washing machine, tumble dryer and additional fridge/freezer. Oak block worktop with porcelain Belfast style sink.

Access from dining room to large PRINCIPLE BEDROOM with floor to ceiling fitted wardrobes and matching chest of drawers, double glazed windows to front and side elevations, sliding door to ENSUITE SHOWER ROOM fully tiled to floor and walls, walk-in shower with glazed screen, wall hung wash hand basin and low level WC, chrome heated towel rail and frosted double glazed window. BEDROOM TWO double room with double glazed window to rear elevation and door to ENSUITE BATHROOM white jacuzzi suite including panel bath with shower and glazed shower screen over, pedestal basin and low level WC, chrome heated towel rail. Hardwood staircase with glazed balustrading rises from the hallway to first floor LANDING double glazed Velux window and doors to BEDROOM THREE a substantial double room with pitched ceiling and double glazed Velux windows to front and rear elevations, built-in wardrobe space. BEDROOM FOUR double room with pitched ceiling and double glazing Velux windows, built-in

cupboards. Independent SHOWER ROOM pedestal basin, low level WC and glazed shower cubicle with mains shower attachment, tiled walls, Velux windows and fitted cupboard.

Hardwood staircase with glazed balustrading descends from the upper ground floor hallway to a lower ground floor hallway with mirrored doored storage/wardrobe space and boiler room containing Worcester mains gas boiler (which also heats the swimming pool). Substantial annexed BEDROOM FIVE or a home office, gym etc. Timber effect floor, double glazed window to side elevation with French doors to a paved reception area off the front driveway. ENSUITE BATHROOM whisper grey suite including corner bath, pedestal basin and low level WC, fully tiled to floor and walls. POOL ROOM containing filtration system for the pool above.

Access off the lower driveway to a paved area with steps enclosed by glazed balustrading upto the front courtyard, South facing and exceptionally sheltered with tiled swimming pool surrounded by ceramic tiled sitting areas. Adjacent SHOWER ROOM shower cubicle, low level WC and pedestal wash hand basin. Adjacent STORE/CHANGING ROOM. Resin driveway sweeps to the side of the property where there is extensive parking and access to a large detached DOUBLE GARAGE electrically operated roller door to double garage area with internal double doors to a WORKSHOP/STORE to the side with window and pedestrian door and staircase to a useful OFFICE above with timber effect flooring, pitched ceilings and Velux windows. Extending to the rear and far side of the property are lawns and paved garden areas enclosed by fence and wall boundaries.





Directions

From our Cowbridge office turn off the High Street alongside The Duke Of Wellington public house, under the stone arch and down Town Mill Road bearing left up Constitution Hill. At the top of the hill turn right, follow the road past the castle and at the bottom of Castle Hill turn right. Turn right over the bridge up the hill towards Llanblethian Church. Turning off the Church road, follow the road where Bryntirion is the middle of 3 houses on your right hand side.

What3words: exploring.simple.mows

Tenure

Freehold

Services

Mains water, drainage, electric & gas.

Council Tax Band H

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

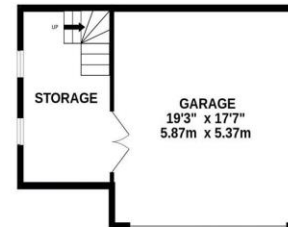
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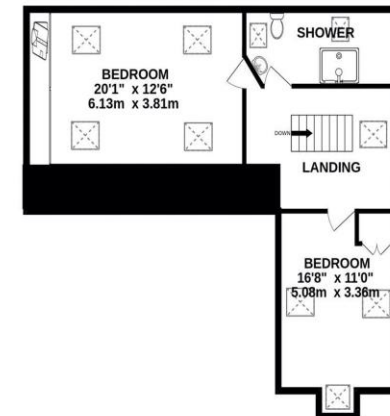
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



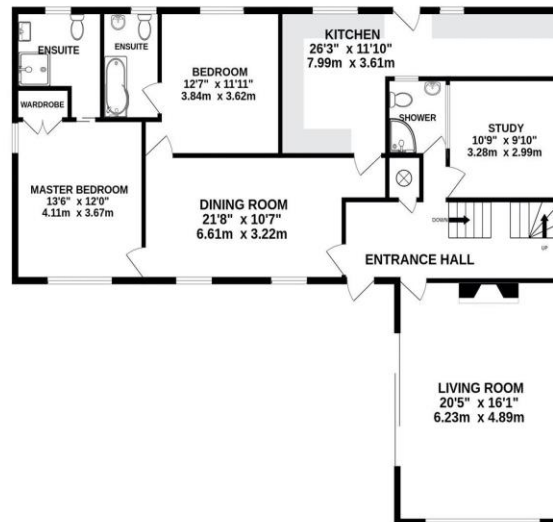
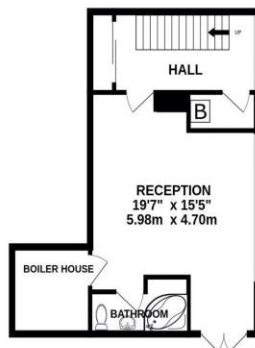
1ST FLOOR
1836 sq.ft. (170.6 sq.m.) approx.



2ND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 2930 sq.ft. (272.2 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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