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Keepers House
Llysworney, Cowbridge, The
Vale Of Glamorgan, CF71
7NQ

Keepers House

Asking price **£1,095,000**

A truly delightful detached family home that has been vastly improved with a modern/classic country style throughout. Accents of both the charming character along with the newer additions blend well.

Beautiful detached, extended period family home

Presented to an excellent standard throughout with underfloor heating to all open plan living areas.

Versatile, well proportioned living and bedroom accommodation

A wealth of original character features complimented by modern features

Central Village location with excellent commuting options

Enclosed, mature, South facing garden with BBQ hut and hot tub

Three reception room and kitchen/breakfast room

Five bedrooms, two with ensembles and a family bathroom





A truly delightful detached family home that has been vastly improved with a modern/classic country style throughout. A great blend of charming character features and newer additions.

An impressive double height pitched ENTRANCE HALL really sets the tone with chandelier light. Flagstone floor with underfloor heating continues through to a sizable, timber oak frame and glazed extension, enjoying views into the garden. Multiple wall mounted uplighting downstairs half panelled WC. Continuing on from the hall is a very well appointed country style KITCHEN/BREAKFAST ROOM, fitted bespoke solid timber cabinetry with a matching central island and Esse fitted cooker. Double doors open to the rear courtyard. a UTILITY ROOM has further storage plus space and plumbing for white goods.

The formal DINING ROOM with impressive, original inglenook fireplace. Built-in cabinetry and bar to one side and latch door to the former stairs to the other.

There are two further RECEPTION ROOMS to the front of the property, both have stunning fireplaces with wood burner stove within. One is a spacious family room the other is a cosy sitting room.

An oak stairs rising from the hall to a semi galleried LANDING. The landing gives access to the bedroom accommodation. The dual aspect PRINCIPLE BEDROOM SUITE, has a Juliet balcony overlooking the garden, walk in DRESSING ROOM and fully tiled stylish EN-SUITE SHOWER ROOM. THREE FURTHER DOUBLE BEDROOMS lie to the front

of the property with one currently used as a study. All have been beautifully styled and decorated with a mezzanine area benefitting BEDROOM 4.

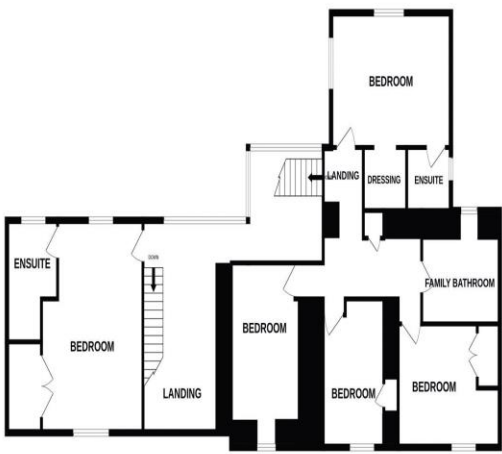
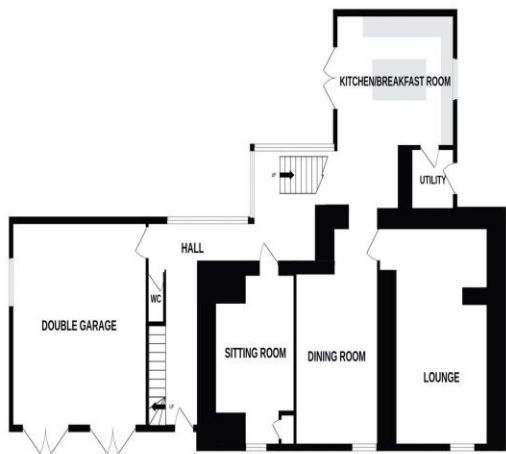
Independent stairs from the main hall rises to a generous GUEST BEDROOM (5) This dual aspect room with the windows to the front and rear has built in double wardrobes and EN-SUITE SHOWER ROOM in the heritage style with travertine tiling.

An integral DOUBLE GARAGE (accessible from the hall) is a sizeable space. Door through to STUDY with a high-level window to the side and rear door to the back garden. To the front of the property lies paved driveway parking.

The rear garden benefits form a South facing aspect and has been extensively landscaped with a generous, flagstone laid entertainment area, with wide steps rising to the top lawn, with well stocked beds and borders, timber BBQ hut, hot tub area and established top lawn.

GROUND FLOOR

1ST FLOOR



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Directions

From Cowbridge travel west along the A48. At Pentre Meyrick crossroads turn left, continue on this road into Llyswoorney village. Turn right opposite 'Hiraeth' where Keepers House will be found after a short distance on the left-hand side. What3words - tropic.aboard.paper

Tenure

Freehold

Services

Mains water, electricity and drainage. Oil central heating.
Council Tax Band F
EPC Rating D

Viewing strictly by appointment through
Herbert R Thomas

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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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