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Wrinstone House
Wenvoe
The Vale of Glamorgan
CF5 6BD

Wrinstone House

Asking price **£2,250,000**

A unique opportunity to purchase a refurbished and extended, detached country residence set in a secluded, peaceful location yet with excellent transport links into Cardiff and the M4 corridor.

Substantial detached country residence in a tranquil, private setting yet with excellent transport links.

Spacious living and bedroom accommodation, presented to the highest of standards.

Four reception rooms, plus impressive kitchen/breakfast room, seven bedrooms, four with en-suite facilities.

Approximately 6 acres of grounds including private enclosed landscaped gardens with outdoor heated swimming pool, hot tub (to remain) and tennis court.

Bespoke Rational kitchen with integrated Siemens appliances.

Potential to create independent annex studio apartment, ideal for multi-generational or staff accommodation.

Parking for several large vehicles, double garage with home office above.

Leisure room and pool room with changing facilities.

CCTV camera system throughout including an ANPR camera which can drive access control to the gates.





Wrinstone House presents a rare opportunity to acquire a stunning property, offered to the market for the first time in over 20 years. Extended and meticulously renovated approximately 10 years ago, this exceptional residence combines timeless character with modern sophistication, boasting impeccable finishes throughout. Set within approximately 6 acres of beautifully landscaped grounds, the property enjoys a secluded and tranquil setting, while offering excellent transport links, being less than five minutes' drive from Culverhouse Cross. The expansive grounds include mature lawned gardens, paved and decked entertaining areas, a heated outdoor swimming pool, a floodlit tennis court and a paddock, making it ideal for equestrian enthusiasts.

The versatile accommodation provides ample space for a large or extended family. Featuring four reception rooms on the ground floor. The LOUNGE and SITTING ROOM, located within the original cottage, offer delightful views over the gardens. The impressive KITCHEN/ BREAKFAST ROOM is a standout feature, with bespoke Rational cabinetry, stone surface, and a large breakfast bar. Fully equipped with 'Siemens' appliances, the kitchen seamlessly opens into the light-filled DINING ROOM, complete with floor-to-ceiling windows and sliding doors leading to the garden, pool and tennis court. A lantern-style skylight adds to the room's airy ambience. Adjacent to the kitchen, a turret-style MORNING ROOM offers a charming space to relax.

The ground floor also accommodates a versatile SIXTH BEDROOM, previously used as a study, with built-in storage and an EN-SUITE BATH/ WET ROOM. A UTILITY ROOM and CLOAKROOM complete the ground floor layout. The ground floor accommodation benefits from underfloor heating.

Upstairs, the property offers five generously proportioned double bedrooms. The PRINCIPAL SUITE

features an impressive EN-SUITE BATH/ SHOWER ROOM, with vaulted ceilings and windows overlooking the private gardens. One of the bedrooms, located within a turret, benefits from built-in wardrobes and a bespoke staircase leading to a private EN-SUITE SHOWER ROOM. On the second floor a FAMILY BATHROOM serves the remaining three double bedrooms. The property further benefits from a spacious STUDIO APARTMENT, accessed independently or via stairs in the utility room, which is bathed in natural light, enjoying underfloor heating and offers views over the gardens. The studio features an EN-SUITE SHOWER ROOM and bespoke units house a kitchenette making it perfect for guest accommodation or a private retreat.

Externally, the property is approached via remote-controlled double gates, with a paved driveway leading to

a large resin parking area. A detached DOUBLE GARAGE provides additional storage and has stairs leading to a first floor LOFT ROOM, previously used as a home office. A LEISURE ROOM, currently set up as a bar/entertaining space, offers potential for conversion into a gym or further living space.

The beautifully landscaped gardens include several paved and decked patio areas, with a large entertaining space surrounding the outdoor heated (via an air-source heat pump) swimming pool and pool house. A floodlit tennis court is also incorporated into the outdoor amenities. The property is completed by an enclosed paddock, perfect for those with equestrian interests and offers access to quiet country lanes ideal for riding. This remarkable property offers both seclusion and convenience with easy access to major transport routes, making it the perfect family home or private retreat.





Directions

From Junction 33 of the M4 travel south along the A4232. Take the first exit (Culverhouse Cross) and follow signs for Barry and proceed on Port Road. At the first roundabout turn left on to Alps Quarry Road. At the top of the road, turn right and proceed along this country lane, where Wrinstone House will be found at the end of the lane.

What3words: sample.olive.perky

Tenure

Freehold

Services

Mains electricity, cesspit drainage, LPG heating, natural bore hole water supply (free water supply).

Council Tax Band I

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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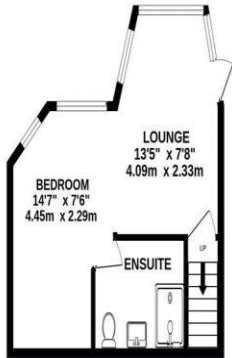
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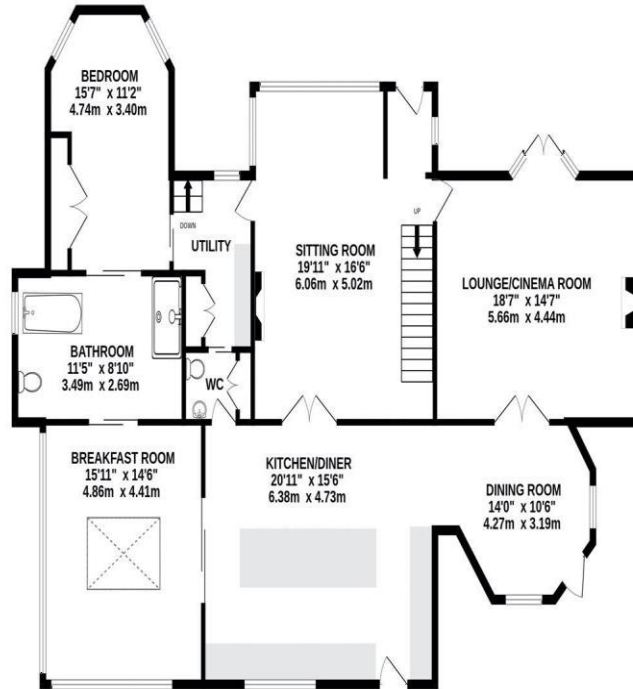
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



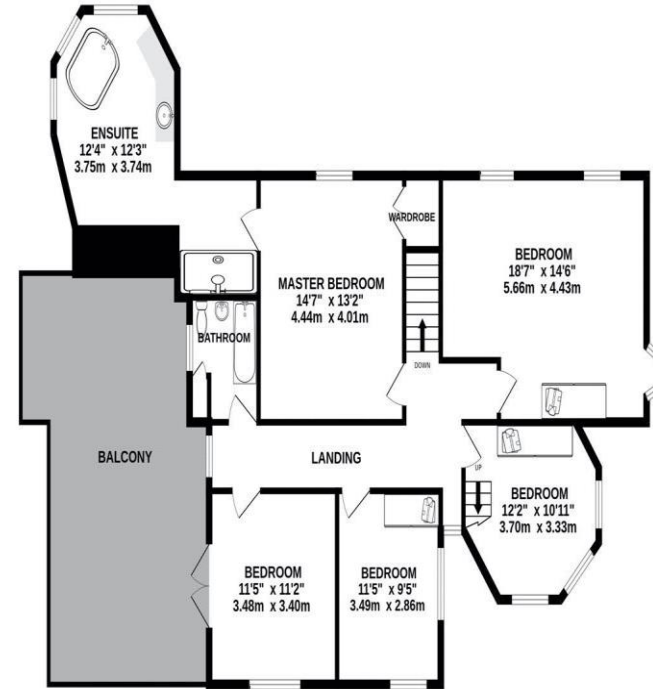
LOWER GROUND
317 sq.ft. (29.5 sq.m.) approx.



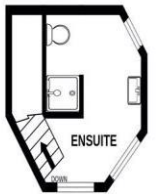
GROUND FLOOR
1667 sq.ft. (154.8 sq.m.) approx.



1ST FLOOR
1194 sq.ft. (110.3 sq.m.) approx.



2ND FLOOR
113 sq.ft. (10.5 sq.m.) approx.



TOTAL FLOOR AREA : 3290 sq.ft. (305.7 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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