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Great House

Llandow

The Vale Of Glamorgan

CF71 7NT



Great House

Asking price **£785,000**

Herbert R Thomas are proud to offer for sale Great House, Llandow; a handsome detached Grade II listed, Gentlemen's residence located in the centre of the village with views of the 11th Century Church opposite, standing in 0.9928 acres of ground including stone barns and stone-walled paddock to the rear of the garden.

Handsome Grade II listed detached gentleman's residence occupying an idyllic village location.

Entrance hall, drawing room, sitting room and dining room, kitchen breakfast room and utility room.

Five first floor bedrooms, bathroom and cloakroom.

Connected accommodation includes a large boiler/ store room with staircase to two substantial annexed bedrooms above.

Stone-walled garden and parking areas to front.

Detached and attached stone barns offering further potential for garaging, guest accommodation etc (subject to planning consent).

Lawned and paved south facing rear garden with small stone-walled paddock beyond.

In all, 0.9928 acres. An additional 4.7836 acres of land available by separate negotiation.

Beautiful village location.





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Recent improvements include a new roof and the majority of the windows have been replaced. However, substantial internal modernisation and improvement is required.

Accommodation includes; oak entrance door to an impressive reception HALLWAY with flagstone floor and half turn staircase to first floor. DRAWING ROOM, sash window to front elevation and French doors to rear garden, working fireplace set within a natural stone surround. Door to butlers pantry with Belfast style sink and fitted shelving. SITTING ROOM, working fireplace with carved stone surround, sash windows and window seats to front garden, beamed ceiling and recessed cupboard. Carved stone Tudor arch from reception hallway to REAR HALLWAY leads to formal DINING ROOM with window and French doors to rear garden, working fireplace with carved timber surround and beamed ceiling. KITCHEN BREAKFAST ROOM, yellow and white melamine fitted cupboards and worktops, stainless steel sink and drainer, windows to front and rear. UTILITY ROOM, fitted base and wall cupboard, space and plumbing for washing machine. Ground floor BATHROOM, coloured suite including cast iron panelled bath with electric shower over, pedestal basin and low level WC. Large BOILER/ STORE ROOM, flagstone floor, oil fired central heating boiler and tank, staircase to annexed rooms.

Front LANDING with window to rear garden and doors to PRINCIPAL BEDROOM with high ceiling and two sash windows to front elevation looking towards the 11th Century village church. BEDROOM TWO, a double room with built-in wardrobes and aspect to front. BEDROOM THREE, a narrower single room. BEDROOM FOUR, a double room with three built-in, floor to ceiling double wardrobes and window to front. REAR LANDING leading to BEDROOM

FIVE, window to side elevation, wash hand basin with vanity cupboard. BATHROOM, timber panelled part pitched ceiling, coloured suite including panelled bath and pedestal wash hand basin and frosted window. CLOAKROOM with low level WC. A staircase from the boiler room leads to an annexed set of rooms including a landing area with doors to two further substantial rooms, potentially BEDROOM SIX/STUDY with high pitched ceiling. BEDROOM SEVEN/PLAYROOM, high pitched and beamed ceiling with windows to front and rear elevations.

The property occupies a location in the centre of the village, facing the 11th Century Holy Trinity Church. The lawned front garden is enclosed by a natural stone wall with central pathway to front door. Immediately to the

west of the house is 'THE CART HOUSE'; a substantial two storey, stone-built barn with a set of three arched openings to an open yard/ parking area to front. To the east side of the house is an opening into a tarmac parking area. Adjacent to which is 'THE STABLES', a detached stone-built, two storey building which we understand has lapsed consent for conversion into an annexed cottage. A side path leads to the south facing rear garden with a large paved sitting area and steps up onto raised lawns with mature trees and shrubbery. Beyond which is a small, part stone-walled paddock.

The curtilage of the garden and paddock extends to approximately 0.9928 acres. Additional land is available by separate negotiation.

FOOTNOTE: Andrew Thomas, Director of HR Thomas Ltd is a Co-Executor to the Estate of his late uncle.





Directions

From our Cowbridge Office travel in a westerly direction up the High Street, turning left onto the Llantwit Major Road. Follow this road for approximately 2 miles until reaching the Nash T Junction, at which point turn left then immediately right. Follow this road for a short distance and on reaching a crossroads drive straight across and on to the village of Llandow. Great House is in the middle of the village on your left hand side.

What3words: venturing.rejoin.published

Tenure

Freehold

Services

Mains water, drainage and electricity, oil central heating.
Council Tax Band G

EPC NOT APPLICABLE

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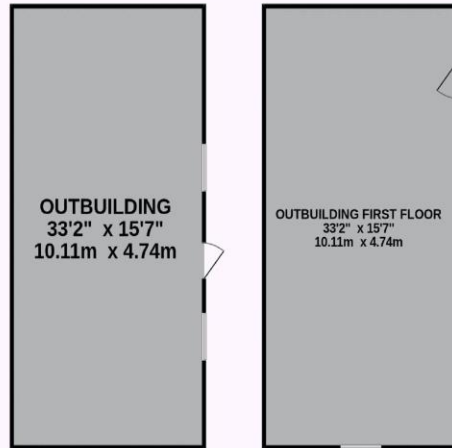
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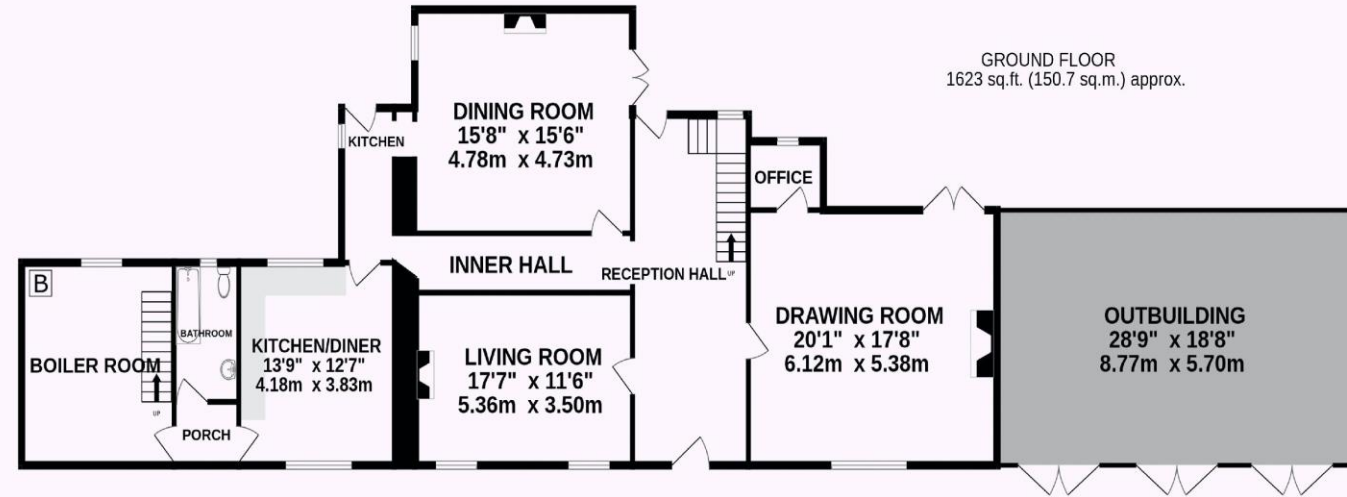
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



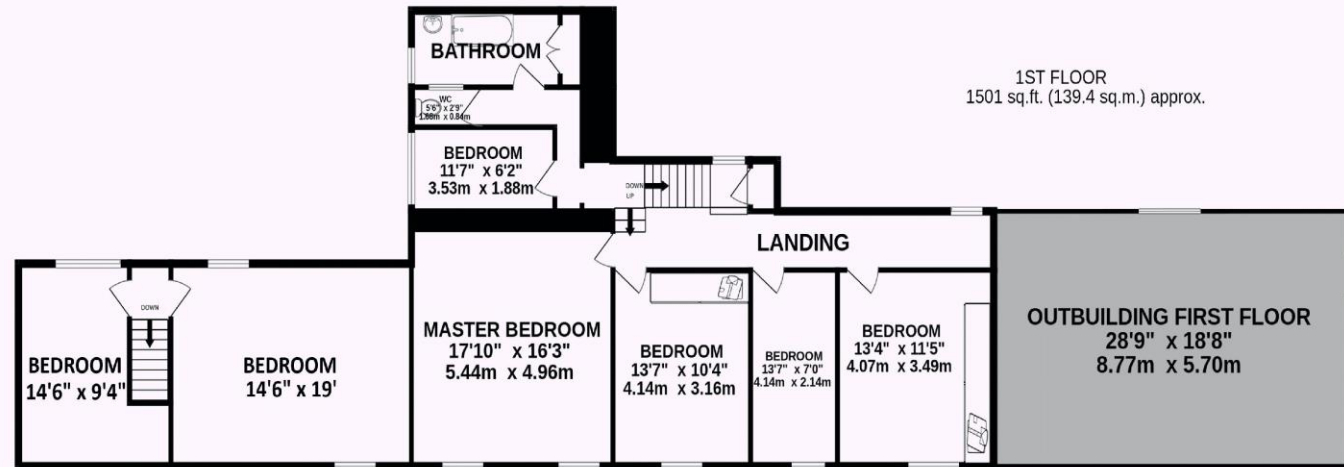
OUTBUILDING
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
1623 sq.ft. (150.7 sq.m.) approx.



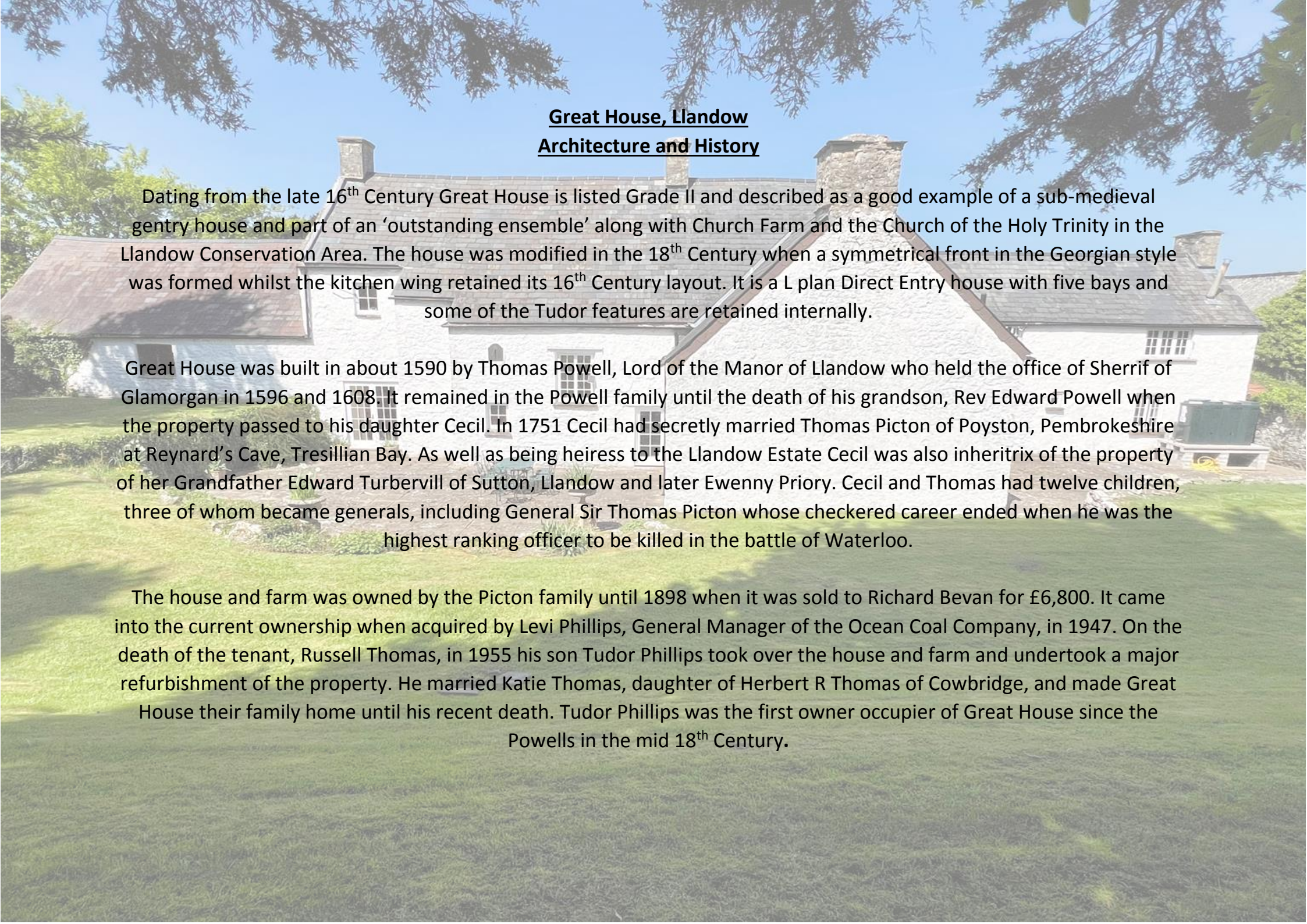
1ST FLOOR
1501 sq.ft. (139.4 sq.m.) approx.



TOTAL FLOOR AREA : 3123 sq.ft. (290.2 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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A photograph of a large, white, two-story house with a dark roof and several chimneys, set in a green lawn under a blue sky with some trees. The house has a symmetrical front with a central entrance and windows. The text is overlaid on the image.

Great House, Llandow

Architecture and History

Dating from the late 16th Century Great House is listed Grade II and described as a good example of a sub-medieval gentry house and part of an 'outstanding ensemble' along with Church Farm and the Church of the Holy Trinity in the Llandow Conservation Area. The house was modified in the 18th Century when a symmetrical front in the Georgian style was formed whilst the kitchen wing retained its 16th Century layout. It is a L plan Direct Entry house with five bays and some of the Tudor features are retained internally.

Great House was built in about 1590 by Thomas Powell, Lord of the Manor of Llandow who held the office of Sherif of Glamorgan in 1596 and 1608. It remained in the Powell family until the death of his grandson, Rev Edward Powell when the property passed to his daughter Cecil. In 1751 Cecil had secretly married Thomas Picton of Poyston, Pembrokeshire at Reynard's Cave, Tresillian Bay. As well as being heiress to the Llandow Estate Cecil was also inheritrix of the property of her Grandfather Edward Turbervill of Sutton, Llandow and later Ewenny Priory. Cecil and Thomas had twelve children, three of whom became generals, including General Sir Thomas Picton whose checkered career ended when he was the highest ranking officer to be killed in the battle of Waterloo.

The house and farm was owned by the Picton family until 1898 when it was sold to Richard Bevan for £6,800. It came into the current ownership when acquired by Levi Phillips, General Manager of the Ocean Coal Company, in 1947. On the death of the tenant, Russell Thomas, in 1955 his son Tudor Phillips took over the house and farm and undertook a major refurbishment of the property. He married Katie Thomas, daughter of Herbert R Thomas of Cowbridge, and made Great House their family home until his recent death. Tudor Phillips was the first owner occupier of Great House since the Powells in the mid 18th Century.

