



Llangewydd Hall,
Bridgend, CF32 0ET

Watts
& Morgan



Llangewydd Hall,

Llangewydd, Bridgend CF32 0ET

£1,200,000 Freehold

9 Bedrooms | 4 Bathrooms | 4 Reception Rooms

Nestled in the charming village of Laleston lies the magnificent Llangewydd Hall. This detached house boasts an impressive 4 reception rooms, offering ample space for entertaining guests. With 9 generously sized bedrooms and 4 bathrooms, this property exudes grandeur and elegance. Dating back to the early 1800s, offering highly adaptable accommodation whilst retaining an immense wealth of character and history. This 9-bedroom family home is in a unique setting, conveniently close to both Bridgend and Porthcawl yet within a beautiful semi-rural location,

Accommodation briefly comprises; hallway / piano room, kitchen / breakfast room, conservatory / utility, lounge / dining room, cellar. First floor; main bedroom with dressing area, bedroom / sitting room, two further bedrooms and a 4-piece bathroom. Second floor; four bedrooms and a shower room.

Externally offering a versatile one-bedroom cottage with double bedroom, living room, kitchen and shower room. Further open plan studio with shower room and kitchenette and utility area.

With 1 acre of grounds including private driveway with parking for multiple vehicles, well maintained lawned grounds with spacious decked and patio areas, 2 block stable with tack room, heated outdoor swimming pool with a pool house and a polytunnel.

Directions

* Bridgend - 3.2 Miles * Porthcawl - 5.4 Miles * Cardiff - 27.0 Miles * J36 of the M4 - 4.0 Miles * Swansea - 21.0 Miles

Your local office: **Bridgend**

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





ABOUT THE PROPERTY

Entered through a solid wood front door into the spacious hallway / piano room with flagstone flooring, exposed beam ceilings and stone walls. The hallway has plenty of storage and leads into a downstairs WC / utility area. The cloakroom has tiled flooring and fitted with a WC and a wash hand basin with space and plumbing for appliances. Flagstone steps lead off the hallway down to the cellar with curved ceilings and flagstone floors with Tudor stone mullion windows. The kitchen / breakfast room has tiled flooring, exposed ceiling beams and uPVC double doors to the front. The kitchen has been fitted with a farmhouse style kitchen with coordinating wall and base units and butchers block work surfaces over. There is space for a free-standing American style fridge freezer, freestanding range oven and dishwasher. A stable door opens into the conservatory with tiled flooring and uPVC windows overlooking the rear with beautiful countryside views. A separate staircase from the kitchen / breakfast room leads up to the first floor sitting room or further bedroom. The main living / dining room is a wonderful room with exposed floorboards, an open stone chimney with wood burner set on a slate tile with an oak mantle. There is a hardwood doors and windows to the front aspect and staircase leads up to the first floor.

On the first floor are four bedrooms and the family bathroom. The landing has exposed oak beams, and all doors lead off. The main bedroom is a superb room with a stone chimney, oak beams and two sets of uPVC windows to the front with a seating area. There is a walk-in wardrobe and dressing area. The second bedroom has access through bedroom four with carpeted flooring and a window to the front. This can be partitioned off. The second bedroom has a staircase direct to the kitchen area and has a wonderful stone chimney with a wood burner. There is carpeted flooring and uPVC windows to both front and rear with multiple Velux sky light windows, this is a great versatile room with potential to be a further sitting room. Bedroom three is a double bedroom with exposed beams, carpeted flooring and a feature original cast iron fireplace. There is a large built-in storage cupboard, and windows overlook the front. The family bathroom has been fitted with a 4-piece suite comprising of a freestanding double ended bathtub with freehand shower, double walk-in shower enclosure with glass screen, WC and wash hand basin. There is a built-in airing cupboard, tiled flooring and window to the rear. Staircase off the first-floor landing leading to the second floor. The second-floor landing has fitted worksurfaces with storage units. There are four further bedrooms and a shower room. Bedroom four is a spacious bedroom with exposed beams, windows to the side and a Velux to the rear aspect. Bedrooms five and six are both double bedrooms with exposed beams and a mezzanine level with ladders attached. Bedroom seven is a comfortable single bedroom with exposed beams and windows to the front. The second floor shower room has been fitted with a walk in shower enclosed with glass door and partly tiled walls, WC and wash hand basin with two sets of Velux windows to the rear.

COCOON COTTAGE

Cocoon Cottage is a wonderful one-bedroom cottage. There is a spacious living area with vaulted ceiling's with exposed hardwood beams and a deep silled hardwood window to the front and a central wall mounted fireplace. The kitchen has been fitted with wall and base units and work surfaces over, fitted with an oven, grill and 4 ring hobs, sink and drainer and a freestanding fridge, dishwasher and washing machine. The bedroom is a good-sized double with a window to the rear and built in storage. The shower room has been fitted with a 3-piece suite comprising of a shower cubicle, WC and wash hand basin. EPC Rating "D"

COCOON STUDIO

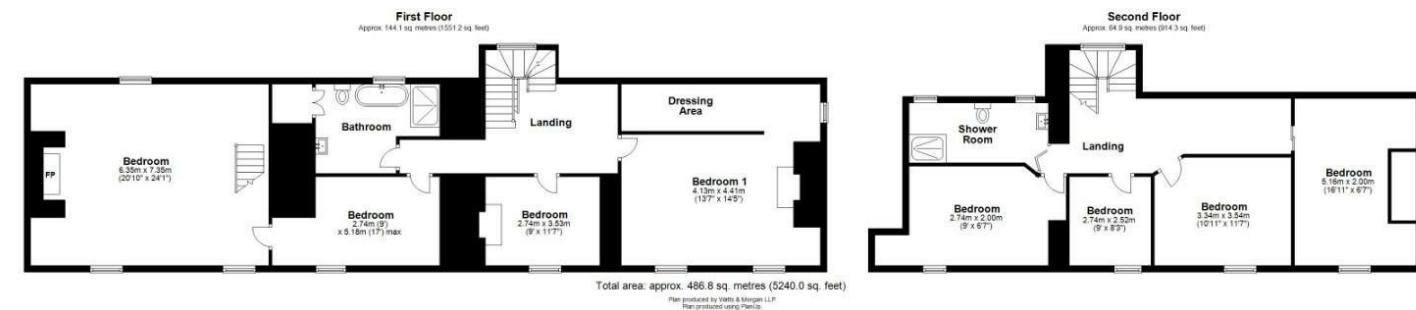
This studio apartment benefits from a utility area as you enter with space and plumbing for appliances. The open plan living, bedroom and kitchen area is a spacious room with vaulted high ceiling's with exposed beams, exposed stone walls and central feature wood burner. There are multiple Velux sky light windows and multiple windows to both sides creating a wonderful light space with laminate flooring. The kitchen area has been fitted with worksurfaces and base units. Fitted appliances include 4-ring hob with oven and grill, sink with drainer and space for an undercounter fridge. There is a separate tiled shower room and a separate WC fitted with a WC and a wash hand basin. EPC Rating "F"

GARDENS AND GROUNDS

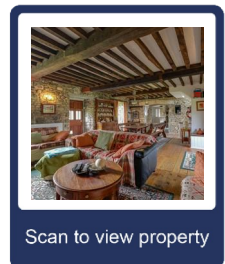
Positioned on a generous plot of just under 1 acre of grounds accessed from a private road to the spacious driveway with off road parking for numerous vehicles. The front garden enclosed via stone boundaries with a lawned area and wonderful courtyard laid with flagstone . A passageway leads out to the rear of the property. To the rear is a superb sized lawned garden with beautiful views over looking the countryside with an abundance of colourful fruit trees to include cherry, plum and pear trees. There is a separate two block stable with a tack room with concrete floors and power supply. Also benefits from a polytunnel. There is a raised timber decked area perfect for outdoor entertaining with a heated swimming pool and pool house. The timber framed pool house has lighting and power and currently utilised as a bar area.

ADDITIONAL INFORMATION





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
[f](#) [@](#) [t](#)

**Watts
& Morgan**