



**Glenview, St. Hilary,  
Cowbridge, CF71 7DP**

**Watts  
& Morgan**



# Glenview, St. Hilary, Cowbridge, CF71 7DP

Guide Price **£1,395,000** Freehold

**5 Bedrooms : 4 Bathrooms : 5 Reception Rooms**

An exceptional five/six bedroom residence nestled in the highly sought after Vale Village of St. Hilary. This substantial detached property has been developed over the last 25 years to include; entrance hallway, living room, dining room with French doors, library with bathroom / guest suite, sitting room leading into conservatory, kitchen/breakfast room and utility. Principal bedroom with en-suite bathroom to the ground floor, four further double bedrooms to the first floor and two bathrooms. Manicured south-facing lawned grounds set in approx. one acre surrounded by countryside views; triple garage and large private driveway. Viewing highly recommended to appreciate the peaceful, truly stunning setting. EPC Rating; D.

## Directions

From our Offices in Cowbridge, travel in an easterly direction up the High Street through the traffic lights onto the A48. Turn right for St. Hilary after 0.5 miles. On entering the Village, follow the road that winds through the centre, bearing left passing The Manor House Nursing Home (not to the Bush Inn). After approx. 50 yards, turn right & immediately left. After approx. 60 yards, pass through stone wall entrance & turn right onto the first driveway to Glenview.

- Cowbridge Town Centre 2.3 miles
- Cardiff City Centre 14.5 miles
- M4 (J33) 10.2 miles

Your local office: **Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* A pillared porch with double doors opening through into the impressive hallway providing a staircase to the first floor. The hallway offers a large storage cupboard and floor to ceiling windows overlooking the front garden.
- \* The living room is a lovely light reception room enjoying views over the gardens with two broad bay windows. A central feature to the room is the Minster fireplace with living flame gas fire.
- \* Adjacent to the living room is the dining room with Minster fireplace with gas fire and French doors leading out onto the rear patio area.
- \* A little further along the hallway is an additional sitting room with 'Porcelanosa' tiled wood-effect flooring and French doors opening through into the conservatory.
- \* The conservatory is a peaceful place to sit and enjoy views over the south-facing gardens. This fantastic addition to the family home provides dual French doors onto the rear lawn and into the kitchen.
- \* The kitchen/breakfast room has been fitted with a range of shaker style wall and base units with co-ordinating breakfast bar with granite work surface. A range of appliances to remain to include; 'Rangemaster' gas cooker, dishwasher and two freestanding fridge freezers. A composite barn door provides access onto the side patio area and an additional door leads into the utility room with washing machine, tumble dryer, American-style fridge/freezer, and dishwasher to remain plus Belfast sink.
- \* To the front of the property is a library offering a range of fitted bookcases. This versatile room could, if necessary, be utilised as a ground floor guest room with its own en-suite bathroom.
- \* To the eastern side of the ground floor is the principal bedroom which is a superb double room with broad front-facing window. A dressing area offers a range of freestanding mirrored wardrobes to remain and leads into a 4-piece en-suite bathroom with whirlpool bath and separate shower cubicle.
- \* To the first floor, a generous landing provides a reading area and benefits from a fully boarded walk-in eaves storage cupboard with lighting.
- \* Four double bedrooms are offered to the first floor, each room with fitted wardrobes – three of which have far-reaching south-facing countryside views. One bedroom with the benefit of an en-suite bathroom.
- \* Further on offer is a 3-piece family bathroom with corner bath.



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### GARDENS AND GROUNDS

- \* Glenview is approached off a private quiet lane onto a sweeping chipping driveway providing ample off-road parking, leading to a triple garage with electric remote-controlled doors, loft storage space and full power supply.
- \* The grounds equate to approximately one acre with the majority of the wrap around garden laid to lawn, and offering an abundance of colourful plants, evergreens and trees. To the rear, a patio area, accessed from the conservatory, provides a stunning view across open countryside and farmland offering a private and tranquil place to enjoy al-fresco dining.



Total area: approx. 376.1 sq. metres (4047.8 sq. feet)  
Plan produced by Watts & Morgan LLP  
Plan produced using PlanIt.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	95	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



\* An additional patio area is located to the northern side of the garden which catches the morning sun. The oil tank is housed here along with the propane gas tank (fire and cooker supply) with access provided into the garages. Also to remain is a large timber storage shed.

#### ADDITIONAL INFORMATION

Mains electricity and water. Oil central heating and propane gas tanks. Private cesspit drainage. Council tax band H.

#### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





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