



West House,
Llansannor, Near Cowbridge, Vale of Glamorgan, CF71 7RX

**Watts
& Morgan**



West House, Llansannor, Near Cowbridge, Vale of Glamorgan, CF71 7RX

Guide price: £1,200,000 Freehold

5 Bedrooms : 3 Bathrooms : 4 Reception Rooms

An exceptional family home in this unique setting, conveniently close to Cowbridge yet within a beautiful countryside location. Wonderfully understated and spacious accommodation provides an immense wealth of character and all modern conveniences. Lounge, dining room, kitchen/breakfast room and adjoining family sitting area. Second sitting room, laundry room, boot room, two bedrooms and shower room to the ground floor. To the first floor is a principal suite with bedroom, contemporary shower room and walk-in wardrobe; two additional double bedrooms both having use of a stylish bathroom. Ample parking to a sweeping driveway; detached double garage. Enclosed walled garden to the rear including expansive flagstone-paved terrace opening to a large lawn.

Directions

From our Cowbridge Office, travel to the traffic lights and turn left. Proceed through Aberthin and 400-500 yards further on turn left for City. Continue and turn left after 700 yards and proceed through the small hamlet of Newton. Follow the road bearing right and then left some 300 yards further on. Travel along this country road and upon reaching the tall trees at Llansannor, turn left into Court Drive. Continue past Llansannor Court, bearing left and then skirting right past 'The Rookery'. West House is beyond the Rookery and to the rear of Llansannor Court.

Your local office: Cowbridge

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Summary of Accommodation



ABOUT THE PROPERTY

- * West House is an exceptional property in this most glorious of locations within the countryside of the northern Vale of Glamorgan yet within easy reach of Cowbridge and range of facilities.
- * Originally the stables for Llansannor Court it has been extended and modernised to offer an immense wealth of character combined with modern conveniences to provide an extremely generous, highly adaptable family home
- * A ground floor entrance hallway has a most impressive bespoke staircase leading to the first floor bedrooms; and wooden flooring extends into a dining room and through to a family lounge. A cloakroom and WC is accessible from the hallway.
- * The lounge, to one end of the property, boasts a particularly impressive Inglenook style fireplace with heavy mantle beam and wood burner within resting on a flagstone hearth. Double doors open from the lounge to a flagstone terrace with lawn beyond.
- * The adjacent dining room enjoys the same view over the garden.
- * Stylish, understated bespoke 'Mrk Wilkinson' kitchen including a particularly good range of units with solid granite work surfaces atop. Two-oven oil fired Aga to remain; so too LPG gas hob, electric oven and fully integrated dishwasher.
- * There remains ample room to the centre of the kitchen for a family sized dining table.
- * A shallow step down leads in to the adjoining family sitting area from which bi-fold doors open to the flagstone terrace with lawn beyond. Doorways also lead from the kitchen to a rear entrance porch / boot room and through to a second sitting room with further accommodation beyond. This family snig features a freestanding cream enamel 'Chesneys' fireplace resting on a stone hearth
- * A boot room is to one side of the property and provides a side entrance and store room off - ideal for wellies, children and dogs.
- * A second sitting room is another cosy space with exposed stone walling in part and a red enamel 'Chesneys' wood burner recessed within a chimney breast.
- * This second sitting room links through to a study/playroom off which is located a laundry room with space / plumbing for a washing machine and direct access to a sheltered courtyard area ideal for hanging washing.
- * Beyond the study are two double bedrooms one with fitted wardrobes and both looking out over the garden. These two ground floor rooms both share use of a shower room. here would be considerably potential for these to be used as an annexe if ever required.
- * To the first floor is a principal bedroom suite including a particularly generous double bedroom with fitted wardrobes, a very stylish en suite shower room with twin hand basins resting on a marbled surface and a separate, walk-in wardrobe fitted with a range of hanging and storage units (to remain).
- * Two further double bedrooms to the first floor both look to the front elevation and both share use of a bathroom with contemporary 'Villeroy & Boch' suite including freestanding bath and shower cubicle.

GARDENS AND GROUNDS

- * West House was originally Stabling and a walled, kitchen garden for Llansannor Court
- * From its lane frontage, a gravel drive bordered by mature pine trees and lawn runs past a detached garage block sweeping past a central island to the front of the house.
- * The detached garage (approx. max 6.2m x 6.2m) is accessed via side-hinged timber doors and offers ideal garaging/storage space. To its rear are two log stores.
- * A picket fence, to one side of the property, opens into a sheltered side courtyard garden from which there is access into the boot room, into the utility room and, via a path to the rear of the property, through a gated entrance into the garden.
- * The rear garden itself - formerly a walled kitchen garden - is a very generous enclosed space.
- * It is a wonderfully private area incorporating an expansive flagstone-paved terrace leading, in turn, onto a much larger area of lawn.
- * An octagonal wooden pergola with timber shingle roof is to remain and is ideal for sheltered summer dining.

TENURE AND SERVICES

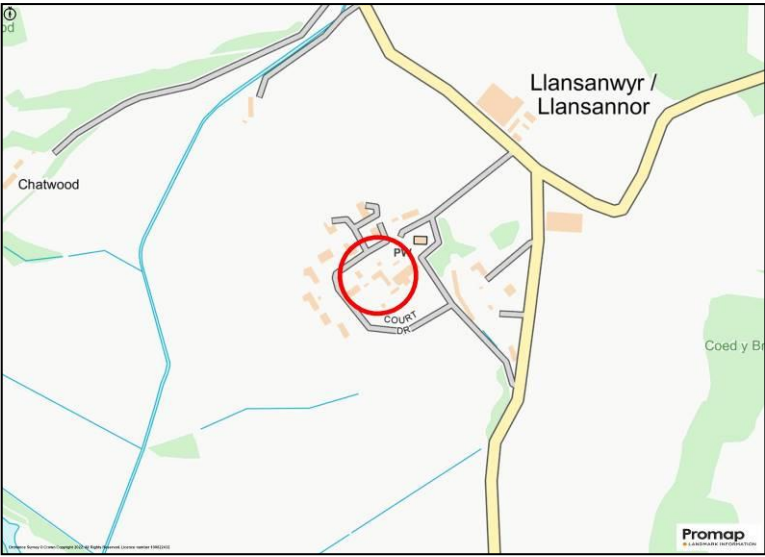
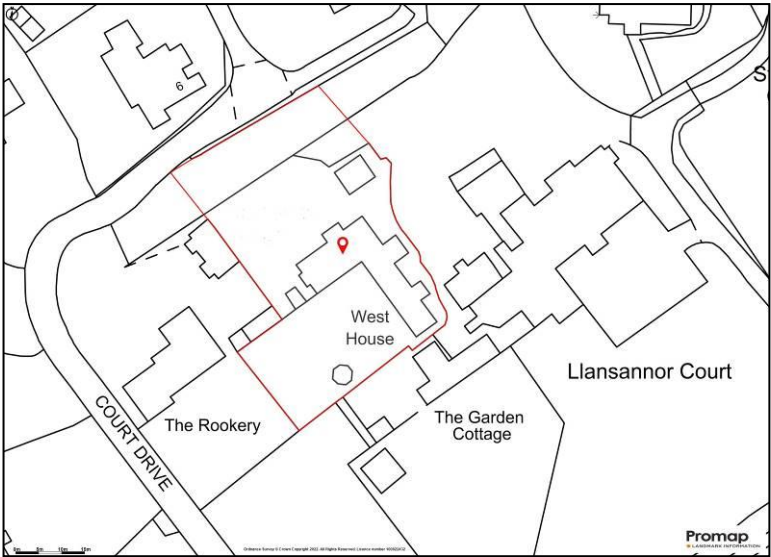
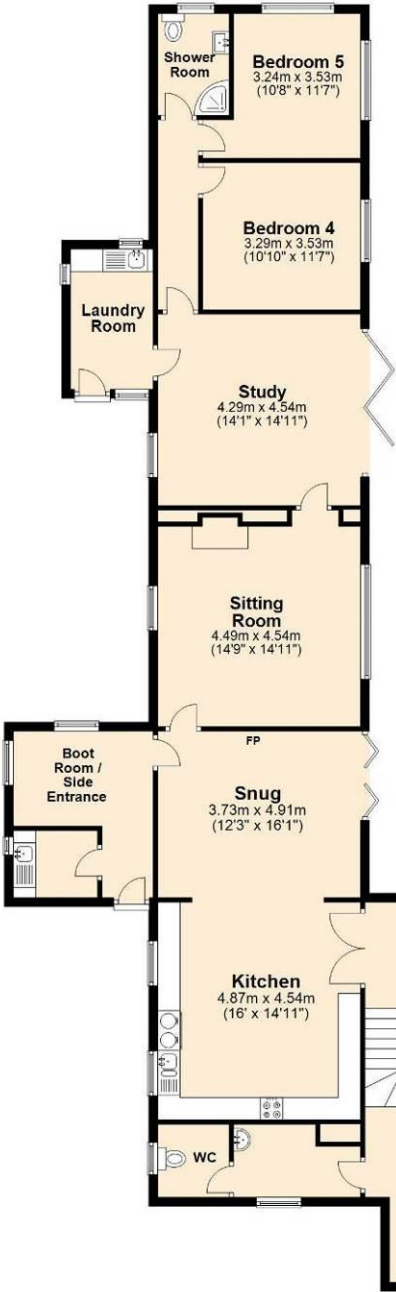
Freehold. Mains electric and water connect to the property. Cesspit drainage. Oil-fired central heating. Council Tax: Band I.



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.

Ground Floor

Approx. 228.2 sq. metres (2456.4 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(12-100)	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, Scotland & Wales		
EU Directive 2002/91/EC		

First Floor

Approx. 110.0 sq. metres (1184.2 sq. feet)



Total area: approx. 338.2 sq. metres (3640.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.





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