



**Nash Manor, Nash**  
Near Cowbridge, Vale Of Glamorgan, CF71 7NS









# Nash Manor, Nash

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Vale Of Glamorgan, CF71 7NS

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Guide price: £4,000,000 Freehold

6 Bedrooms : 3 Bathrooms : 3 Reception Rooms

## Nash Manor

A noted and exceptional Grade I listed property in the heart of the Vale of Glamorgan. It has evolved over many centuries, from 14<sup>th</sup> Century origins to a manor house with an immense treasure of features, yet including all the modern conveniences required today. Nash Manor is to be sold with three adjoining properties in the West Wing. These are quality homes providing income-generation via residential lettings. There are extensive formal gardens, grounds and outbuildings, in all close to 2.7 acres.

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## Directions

From the Town of Cowbridge take the road left at the western end of the High Street / Westgate, towards Llantwit Major. Proceed along this road for about 2 miles and at the Nash crossroads, turn into the grounds of Nash Manor, through the pillared entrance with intricate wrought iron gates. Travel along the tree-lined drive, through the wrought iron gates to the forecourt fronting the Manor.

- Cowbridge 2.6 miles
  - Cardiff City Centre 15.7 miles
  - M4 (J35, Pencoed) 6.3 miles
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## Summary of Accommodation

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### SITUATION

Nash Manor is an exceptional historic property to the heart of the Vale of Glamorgan. It has been awarded the highest listing by CADW of Grade 1.

In the 12<sup>th</sup> Century it was a Grange of the Benedictine Order of monks who were based at Tewkesbury Abbey. In 1432, the Bishop of Llandaff leased the Manor to the Carne family and in 1521, after the dissolution of the monasteries by Henry VIII, it was given in perpetuity to Hyewl Carne. Here the Carne family resided until 1951 when the Manor was sold and split in to two.

In 1998 the East and West Wings were reunited under the present ownership and the West Wing converted into three residential lettings thus providing income to help maintain this beautiful manor house. These three houses are named after the three families who had ties with Nash Manor over the years, namely Stradling of St Donat's Castle; Nichol of Dimlands House; and Carne of Nash Manor.

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### ABOUT THE PROPERTY

Nash Manor is a noted and exceptional Grade I listed property, one of only a very small proportion in the country to warrant such an accolade. Located in the heart of the Vale of Glamorgan, Nash has evolved over many centuries from its 14th Century origins to a Manor House with an immense treasure of character yet including all the modern conveniences required today. It has the privilege afforded to few properties to be included in Pevsner's guide to the buildings of Glamorgan and in "Glamorgan: The Greater Houses" from the Royal Commission on Ancient and Historical Monuments in Wales.

The East wing of the Manor, dating from the 14th Century, now houses the extensive family accommodation. While preserving an absolute wealth of features, it provides exceptionally practical modern amenities, sympathetically blending the old with the new. The drawing room, looking out in a southerly direction over lawns, is of particular note including carved oak panelling from 1591 and mantelpiece surrounding a wood burner within a deep fireplace lined with Delft tiles (as seen in a number of other rooms). An adjacent hallway has an intricately carved Jacobean staircase to the first floor accommodation. The luxurious kitchen-diner features an extensive range of fitted cabinets and an oil-fired four-oven Aga; there remains ample room for a family sized dining table. A second sitting room looks out over the driveway and again features decoratively carved mantelpiece.

To the first floor is a suite of extremely well proportioned bedrooms, the master bedroom with an adjacent bathroom; a second guest bedroom with en suite shower room; and three further double bedrooms sharing use of a family bathroom. At first floor level, above the 14th Century building, are two rooms connecting the East and West wings as yet unrestored but offering considerable potential for an additional bedroom / bathroom.

At second floor level are an interconnecting range of very usable attic rooms with further potential to create additional bedroom accommodation. A number of exposed roof timbers display the craftsman's skills.









## GARDENS AND GROUNDS

Nash Manor is set within gardens and grounds of close to 2.7 acres in total offering a variety of garden settings, from a paved courtyard to a formal lawn surrounding a central pond to wildlife-friendly meadow garden. From the roadway a driveway bordered by woodland leads to an impressive gated entrance to the driveway fronting the manor house. A wonderful pyramid-roofed clock tower, dated 1789, opens into a paved courtyard garden with box hedge balls from which there is access via the principal doorway to the oldest, historic part of the house. The family gardens are to the eastern side of the Manor and include a well groomed lawn surrounding a rectangular ornamental pond and surrounded by walls and yew hedge screening. In turn, a meadow garden is beyond with longer grasses planted with an array of seasonal bulbs, Both the lawn and the meadow connect to a formal par terre with central sculpture surrounded by seasonal flower buds and box hedging. A considerably larger lawn lies to the southern side of the Manor and runs to its hedgerow border beyond which is farmland. Parts of this lawn are for the use of the residents of Stradling House, Nichol House and Carne House.

In addition to these formal gardens are further reminders of its past, including a greenhouse space and ancillary areas. There was a vine house of which the walled base survives at the eastern end of the garden. This is now used as a small vegetable plot. Behind the lean-to greenhouse is another small plot at present used for soft fruit. A double garage, accessible from the driveway, now houses a workshop / store and adjacent boiler room housing the Biomass boiler with the associated wood pellet hopper to the outside.

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## STRADLING HOUSE, NICHOL HOUSE & CARNE HOUSE

Nichol, Carne and Stradling are all associated with families connected to the Manor. Both Stradling House and Nichol House are four bedroom properties while Carne House is a three bedroom property. All have been refurbished to a high standard, each having one en suite bedroom and a separate family bathroom; all have their own west facing courtyard garden. Stradling House enjoys direct access to the south-facing lawn and its own Summer House / store and, within, features moulded plaster cornicing and a period, carved wooden mantelpiece to the principal living room. Ample parking. All are council tax band "G"



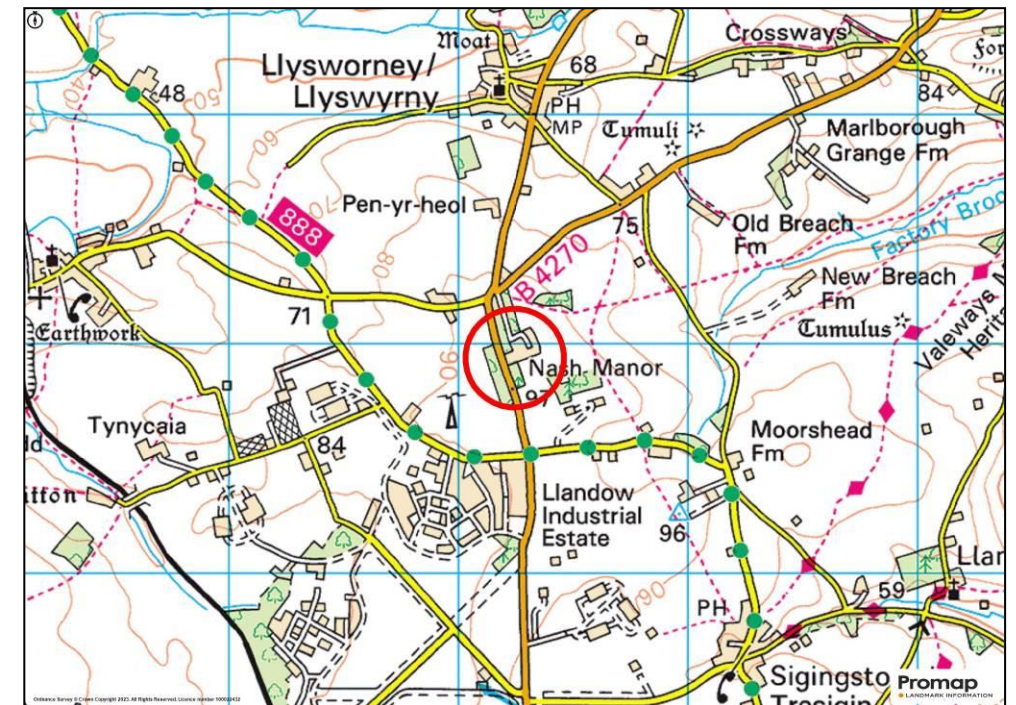
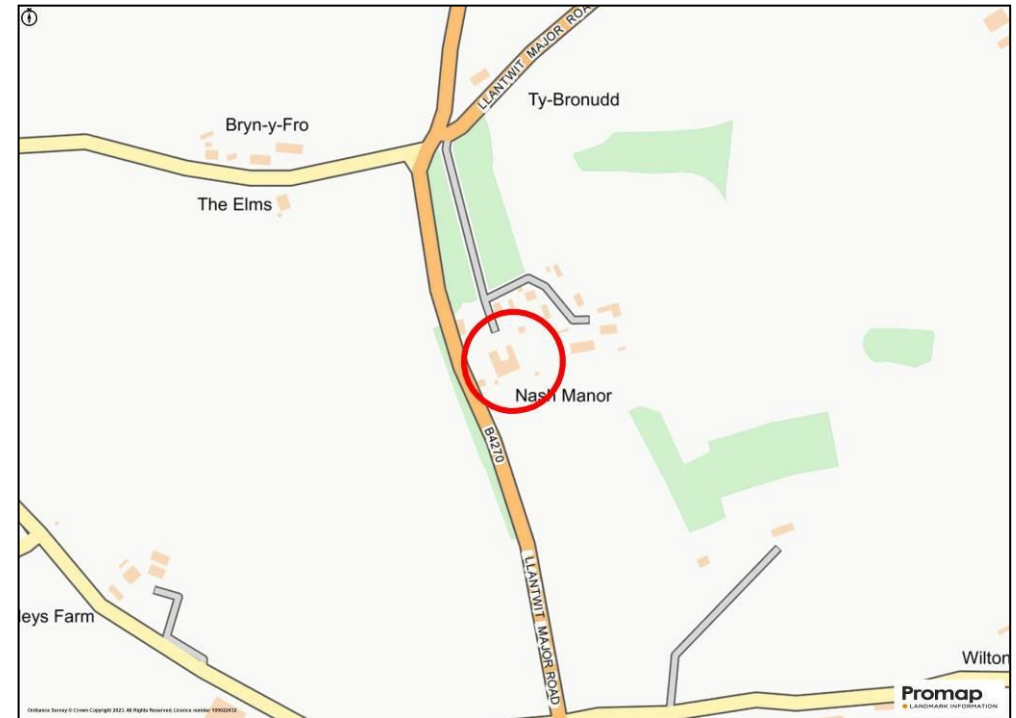


### ADDITIONAL INFORMATION

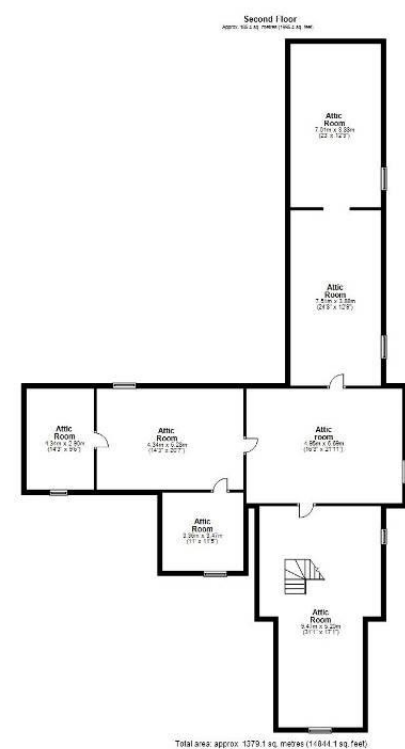
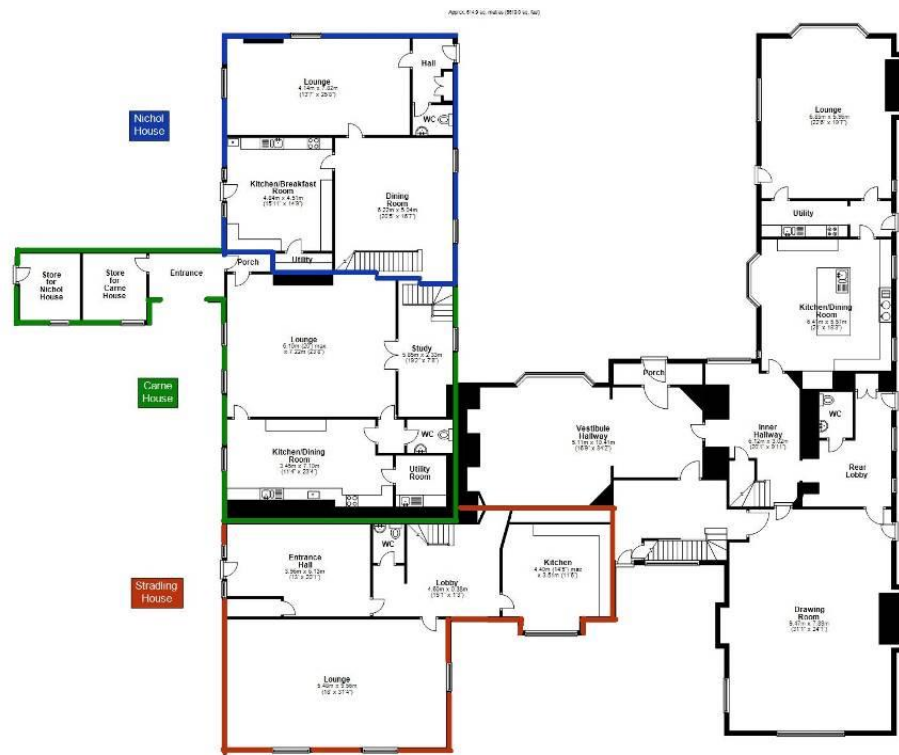
Freehold. Mains electric and water connect to all properties. Nash Manor has heating fuelled by a Biomass boiler and a number of wood burning stoves. Oil-fired Aga. Stradling, Carne and Nichol Houses all have their own wood burners, individual oil tanks and oil-fired central heating boilers. Septic tank 'soak away' drainage shared with all these four properties. The modern properties on Nash Manor Gardens, built in the 1960's and 1970's, have rights of way over the driveway. A public footpath crosses through a portion of the east wood to a stile at the northern end of the woods.

### 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.







Total area: approx. 13793 sq. metres (51684 sq. feet)

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.





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