



Herontye, Castle Hill, Llanblethian  
Cowbridge, Vale Of Glamorgan, CF71 7JN

Watts  
& Morgan







**Herontye, Castle Hill, Llanblethian,**

**Cowbridge, Vale Of Glamorgan, CF71 7JN**

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**Asking Price £895,000 Freehold**

**5 Bedrooms | 4 Bathrooms | 4 Reception Rooms**

A truly delightful, and deceptively spacious, five bedroom detached property. Nestled in a quiet corner of the highly sought after village of Llanblethian with picturesque countryside views from its elevated position. Well-proportioned accommodation throughout comprising; entrance lobby, hallway, large lounge with log burner opening into sunroom, sitting room, home office, kitchen/breakfast room, separate dining room and a ground floor ensuite bedroom. To the first floor; a spacious principal bedroom with ensuite bathroom, three further double bedrooms and a 3-piece bathroom. Externally enjoying mature front and rear landscaped gardens with extensive parking leading to a detached double garage to the rear. Viewing highly recommended to appreciate this substantial home offering over 3000sq. ft. of accommodation.

EPC Rating; 'D'.

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Cowbridge Town Centre – 0.7 miles

Cardiff City Centre – 16.3 miles

M4 Motorway – 11.1 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Tucked away in a quiet position in Llanblethian; a stepped access with large balcony offering the most picturesque countryside views provides the front entrance to Herontye.

A glazed lobby with uPVC door and tiled flooring provides space for cloaks and shoes. An additional glazed door leads through into the generous L-shaped hallway with an open tread staircase to the first floor. This large split-level impressive hallway has an airing cupboard with shelving for laundry and leads to all ground floor accommodation.

To the front of the property lies the main reception room which is a fantastic size entertaining room filled with plenty of natural light from its south-facing aspect, and enjoys the Llanblethian village views. This room is open plan with a lounge area, and sunroom with French doors leading out onto the decked balcony which is ideal for al-fresco dining to take advantage of the south-facing aspect. A central feature to the lounge is the freestanding cream log burner set on a flagstone hearth with timber mantle, and exposed steps lead into the dining room.

Adjacent to the main living room is a second sitting room with a broad window, again enjoying the spectacular countryside views. To the rear of the property lies a kitchen/breakfast room which has been fitted with a range of beech shaker style wall and base units with complementary laminate work surfaces. A broad window offers a lovely outlook over the rear garden, with a courtesy door providing access out. A freestanding 'Country Chef' 8-ring gas cooker to remain with double oven, grill and warming drawer with stainless steel extractor hood and splashback. A pantry cupboard houses the freestanding gas central heating boiler.

Next to the kitchen and linking into the lounge, is the dining room with wood-strip flooring and has a view out over the rear garden.

Additionally to the ground floor is a home office, family bathroom along with a guest bedroom with its own ensuite shower room.

To the first floor a loft hatch gives access to a boarded loft space with full power and lighting, and a large Velux window with cosy nook area enjoys the most spectacular elevated views over the village. The landing also offers numerous eaves storage cupboards.

The principal bedroom spans the depth of the property and is a fantastic double room, again enjoying the wonderful elevated views across farmland. This room has its own modern 3-piece ensuite bathroom.

Three further double bedrooms complete this first floor and have shared use of the 3-piece family bathroom with dual shower over bath and ceramic tiled flooring.



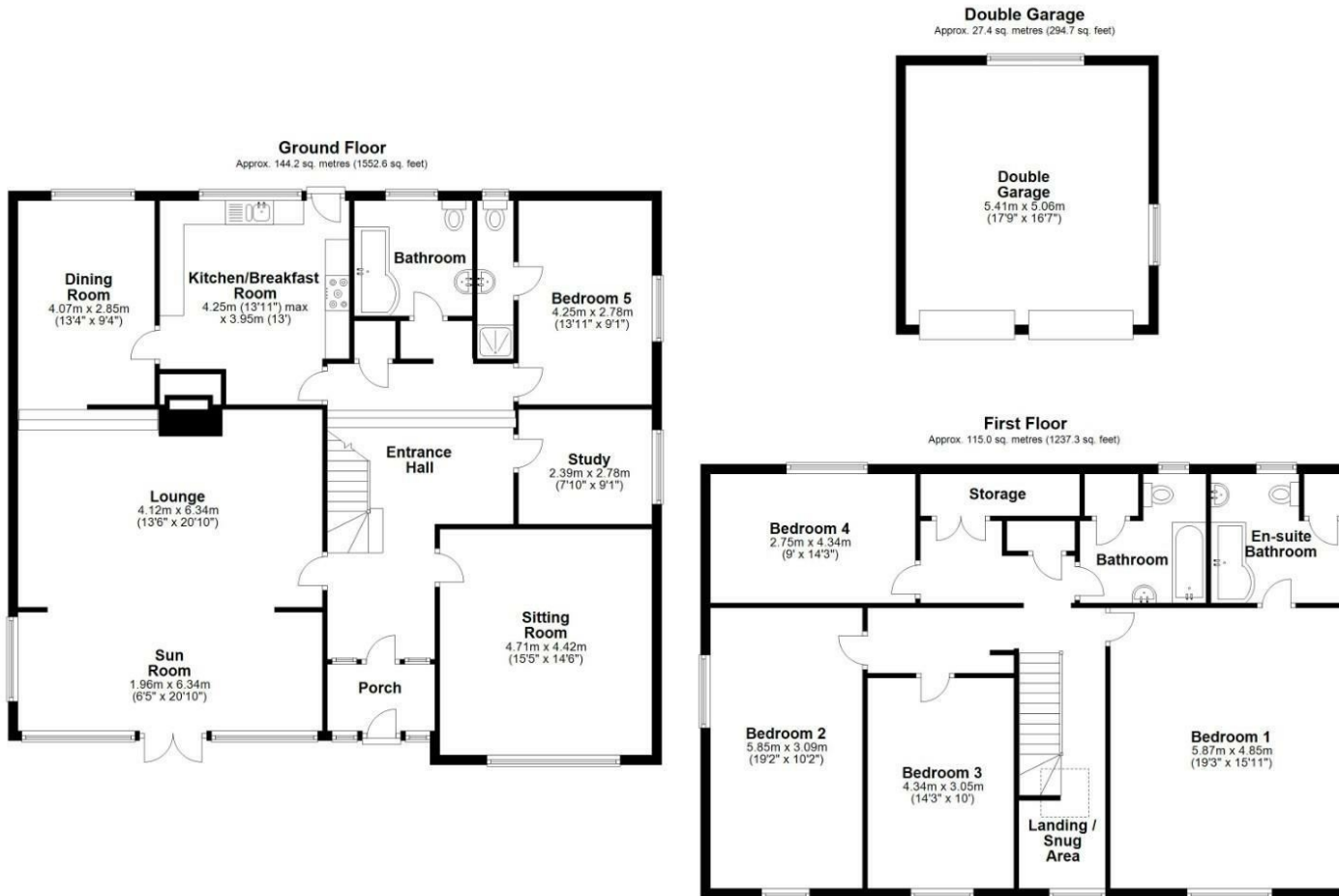


## GARDENS AND GROUNDS

'Herontye' is approached off Castle Hill, shared with three neighbouring properties, to its own sweeping private driveway offering parking for several vehicles to the front and additionally to the side and rear of the property. This long driveway leads to a detached double garage with two manual up and over doors, full power, lighting and two windows. The mature front garden has been landscaped to offer a large central lawn surrounded by tall trees and evergreen shrubs, with a decked balcony offering an ideal place for al-fresco dining to enjoy the most wonderful elevated south-facing views over Llanblethian countryside. To the rear of the property, stone steps lead up to three tiered lawns surrounded by an abundance of colourful foliage and mature planted borders. Offering a good degree of privacy, with side access to either side of the property.

## ADDITIONAL INFORMATION

All mains services connected. Gas-fired central heating. Freehold. Council tax band H.



Total area: approx. 286.6 sq. metres (3084.6 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			76
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Scan to view property

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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