



Llancarreg, Beach Road
Southerndown, Vale Of Glamorgan, CF32 0RP

Watts
& Morgan



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Guide Price £1,750,000 Freehold

6 Bedrooms | 4 Bathrooms | 3 Reception Rooms
Panoramic Sea Views

An exceptional, architecturally-designed six bedroom detached property. In a prime position within Southerndown, overlooking the Bristol Channel. Rebuilt in 2019, offering reverse living to maximise the panoramic sea views. This contemporary family home sits on a generous plot with accommodation over 4000 sq. ft to include; open-plan first floor living/kitchen/dining with full height glazing and balcony, separate sitting room and cloakroom/WC. First floor principal bedroom suite with luxurious 5-piece bathroom, dressing room and balcony. Ground floor with five double bedrooms, two en-suites and a family bathroom. Also, a utility room and home office. Integral double garage, private gated driveway with front and rear impeccably landscaped gardens with hot tub.

EPC RATING: TBC.

Directions

Cowbridge Town Centre – 9.2 miles

Cardiff City Centre – 27.0 miles

M4 Motorway – 7.7 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Located just a short stroll of Dunraven Bay and its gloriously sheltered beach, sits Llancarreg with its own gated private driveway and with direct access onto the Heritage coastal path.

From its ground floor entrance, an oak half-turn staircase with glass balustrade leads to the open plan living with full height glazing enjoying the most exceptional panoramic south-facing sea views. This first floor is fitted with engineered-wood flooring with underfloor heating throughout. The expansive reception space has clever zoning to include a lounge area with central split-face tiled wall with space for a wall-mounted TV, next to a gas-fired remote controlled burner set on a circular glass hearth.

Opening into the kitchen / dining area fitted with porcelain floor tiles and with two sets of sliding triple glazed doors which lead onto a composite balcony area with tinted glass balustrade, enjoying the most amazing views. The kitchen has been fitted with a range of sleek handleless high-gloss wall and base units with granite work surfaces, and co-ordinating central island with curved edges and oak breakfast bar. A range of Neff appliances to remain to include; dual ovens, grill/micro, warming drawer, larder fridge and freezer, induction hob with built-in extractor, dishwasher and wine cooler. The kitchen further presents an inset sink unit with granite drainer and instant hot water tap, beneath a broad triple glazed window with views over Dunraven estate. This sleek entertaining space is filled with ample natural light and benefits from a wonderful walk-in pantry.

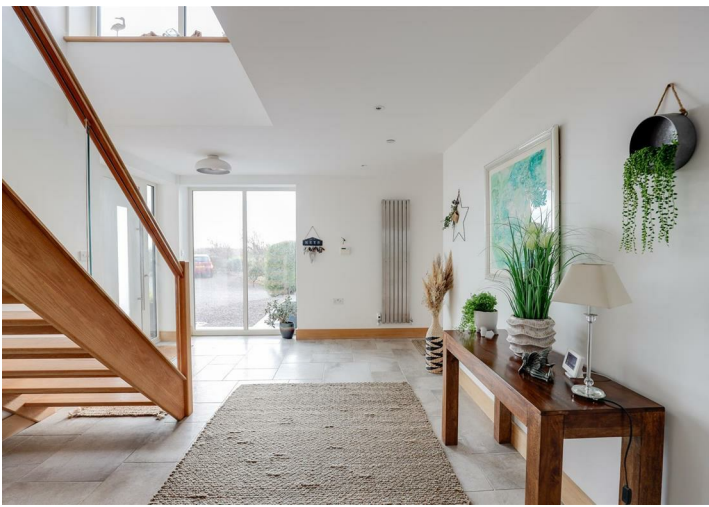
This first floor has a cloakroom/WC with a useful sliding door cloaks cupboard, and a separate cosy sitting room.

The principal bedroom suite is a fantastic double room with the most stunning sea views, leading onto a composite balcony which catches the morning sun. This bedroom has its own walk-in dressing room and luxurious 5-piece ensuite bathroom.

To the ground floor, and from its impressive entrance hallway which is laid with ceramic tile flooring, are five double bedrooms. The larger of these two bedrooms have modern ensuite shower rooms along with fitted wardrobes and sliding doors lead out to the south-facing patio area.

Also, a useful utility room with access to the side of the property fitted with a range of storage cupboards, and a separate home office. Access is also provided into the double garage.







SITUATION

The Village of Southerndown is positioned within attractive countryside and adjoins the Heritage Coastline with its beautiful cliff top walks and mixture of sandy and stony beaches. Southerndown Village includes an attractive blend of old and new properties together with the ever popular 'Frolics' restaurant, Three Golden Cups public house, Church, cricket club and bathing beach. The Wales Coast path takes in the village and lies within yards of the property. Local shopping is available at the neighbouring Village of St. Brides Major; the well regarded primary school in the same village is a feeder for Cowbridge Comprehensive.

GARDENS AND GROUNDS

Llancarreg is accessed from Beach Road directly fronting Dunraven Bay and its coastal path, where an electric gated driveway provides the entrance to this substantial and impressive property. The property benefits from ample private parking for several vehicles and leads to an integral double garage with remote controlled electric door.

This enclosed plot has been fully landscaped to offer a north-facing patio area to enjoy the morning sun, with lawn section planted with rose-filled borders. A pathway leads around to a further porcelain patio area which is ideal for al-fresco dining, to enjoy the south-facing sunny position with steps down onto a large lawn with raised planted borders filled with evergreen cordyline plants and grasses. This patio can be accessed from three of the ground floor bedrooms.

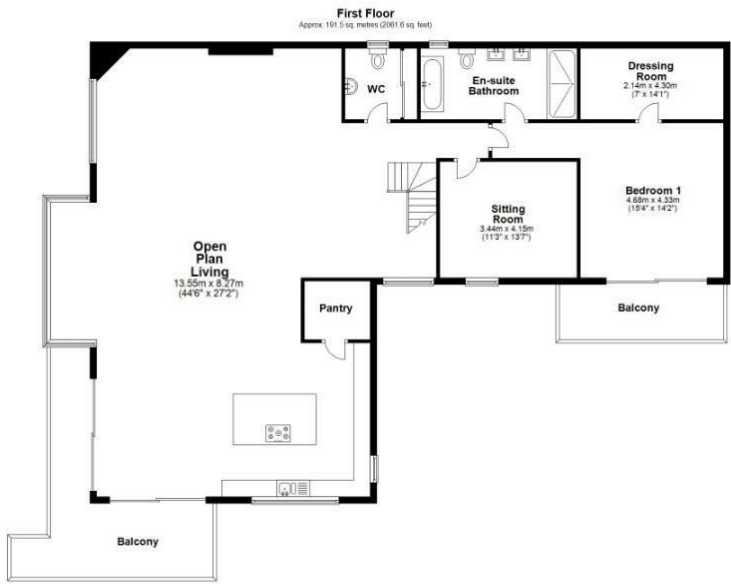
From the patio, steps lead to a composite decked sun terrace which offers sensational views again, across this Blue Flag beach, and out to sea, with tinted glass balustrade. The main living and entertaining areas lead seamlessly onto the decked balcony area to provide inside/outside merged living. Under the raised deck is a sheltered area with hot tub to remain, and additional storage area, ideal for surfboards etc.



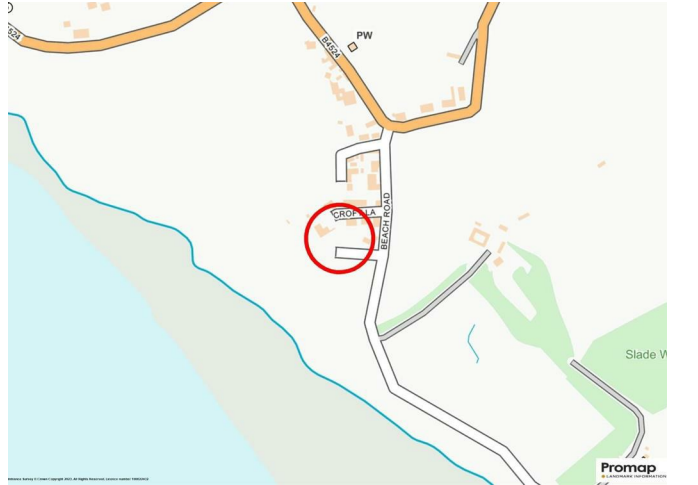
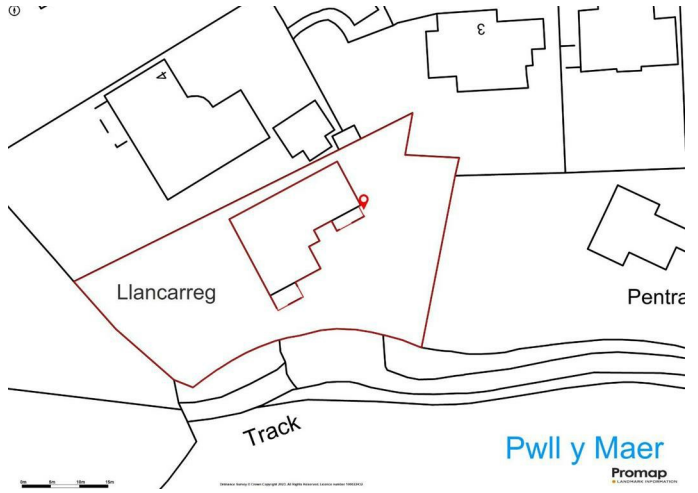
ADDITIONAL INFORMATION

All mains services connected. Gas-fired central heating - two boilers, water pump and under floor heating to the first floor. Sprinkler system. Council tax band I.

The property benefits from a NHBC warranty (6 years remaining), CCTV and a house alarm.



Total area: approx. 386.6 sq. metres (4161.1 sq. feet)
Not certified by Valis & Morgan LLP
 Not professional energy planning.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(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	



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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