



The Rookery, Court Drive
Llansannor, Nr Cowbridge, Vale of Glamorgan, CF71 7RX

Watts
& Morgan



The Rookery, Court Drive

Llansannor, Nr Cowbridge,
Vale of Glamorgan, CF71 7RX

Guide price: £1,500,000 Freehold

6 Bedrooms | 4 Bathrooms | 4 Reception Rooms

An extremely well kept, wonderfully proportioned family home completed in a traditional style with fine quality finishes throughout. The extensive accommodation must be viewed to be fully appreciated. Triple aspect family lounge, dining room, sitting room and sizeable kitchen/breakfast room with doors leading out to the garden. Also ground floor cloakroom, generous utility room and boot room. To the first floor: extremely large principal bedroom, two further en suite bedrooms and fourth double bedroom with own WC. Two further bedrooms and bathroom to an annex area above the garage (including additional living space and bathroom). Set within a plot of about half an acre, it features a sizeable garden to the front with driveway parking, garaging for two cars and an additional, inner courtyard with storage off; wonderfully sheltered garden to the rear, enclosed by stone walling.

Directions

Cowbridge Town Centre – 3.3 miles

Cardiff City Centre – 14.7 miles

M4 Motorway, Junction 35 Pencoed – 5.3 miles

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About the property

The Rookery is a detached home built towards the end of the 1990s in a traditional style and with quality finishes throughout. In impeccable order, the move-in ready property is ideal for families, offering extremely spacious and deceptive accommodation. A deep, broad entrance hallway has doors leading to all the principal ground floor rooms and a bespoke oak staircase leading to the first floor. The largest reception room is a triple aspect room with a deep window to the front elevation, a second window to one side and broad doors looking out over, and opening onto, the rear garden. It has, as a focal feature, a fireplace with gas fire within. The second largest room is currently used as a family sitting room and is positioned to look out over Court Drive. As a focal feature it includes an Inglenook-style fireplace with broad over mantel beam and woodburner-style gas fire within. A third reception room is used as a dining room/study. The kitchen/breakfast room is a sizeable space positioned to the rear of the property with doors and windows looking out from, and opening onto, the rear garden. The kitchen units have been replaced in recent years and includes a particularly good range of storage with solid wood surfaces atop. Appliances, where fitted, are to remain and include double-oven, hob, fully integrated fridge, freezer and dishwasher. A two oven, solid fuel Rayburn is to remain. This Rayburn can also be used to supplement the oil-fired central heating system. Adjacent to the kitchen/breakfast room is an exceptionally generous utility room with fully integrated washer and dryer and a superb pantry/storage area. Beyond this is a boot room/ rear entrance lobby with additional storage and housing the oil central heating boiler. A cloakroom is accessible from the hallway.

To the first floor the landing is galleried in part with doors leading to all bedrooms and to the family bathroom. The largest bedroom is a dual aspect room with a comprehensive range of built-in wardrobes. The second largest includes a deep wardrobe/store and its own en suite bathroom with roll-top bath and separate deep shower cubicle. A guest bedroom includes fitted wardrobes and its own en suite shower room. Bedroom four has an en suite cloakroom included. A separate family bathroom has a jacuzzi-style bath to one corner and its own broad, deep shower cubicle.

Additional information

Freehold. Mains electric and water connect to the property. Oil fired central heating (which can be supplemented by the solid fuel fired Rayburn). Biodigester-style drainage. Council Tax: Band I.



Garden & Grounds

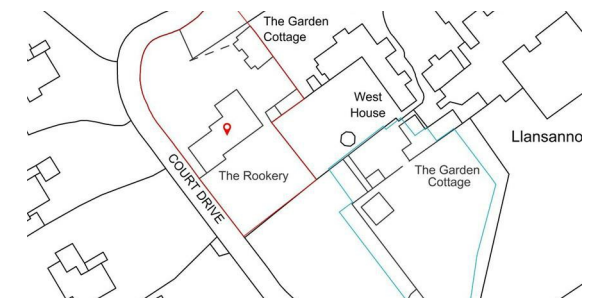
Set within a plot of about half an acre of in total, The Rookery is to its very heart of the grounds, there being an enclosed garden area to the rear and an open driveway and garden to the front. From Court Drive, a gravel driveway bisects a lawn and runs on to to the parking area fronting the garage. This, in turn, continues to an additional inner court yard and parking area from which there is access to the storage sheds. To the rear of the property is a wonderfully sheltered garden enclosed to three sides by locally quarried stone walling. The well proportioned rear garden includes a paved seating over-looked by, and accessed directly from, the kitchen; and a raised deck area over-looked by the family lounge. Both these lead onto a central lawn. To the far corner of the lawn is a timber pergola shading an additional seating area positioned to the catch the afternoon and evening sun.

Garage and Apartment

Separate to The Rookery is a two-storey garage block which includes a garaging area for two cars accessed from the front elevation by two sets of side/hinged doors. A separate doorway, to one side, leads into a ground floor lobby area from which there is access into the third garage bay / utility/storage area. A staircase leads from the lobby to the first floor accommodation which is ancillary, yet integral, to The Rookery and including two bedrooms, bathroom and a living/dining space.



Total area: approx. 333.3 sq. metres (3587.3 sq. feet)
Plan produced by Watts & Morgan LLP
Plan produced using PlanGip



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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