



Plaisted House, Llanmaes,  
Nr Llantwit Major, CF61 2XR

Watts  
& Morgan







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Nr Llantwit Major, CF61 2XR

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## Guide Price £899,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms  
Approx 0.4 Acre Plot

A Grade II listed, semi-detached property to the heart of this ever popular Vale village. Dating back to the 17th Century, a substantial family home with immense character. Sympathetically extended in recent years to offer superb family living. Well-proportioned accommodation over 2000 sq ft to include; hallway, two large reception rooms with inglenook fireplaces and log burners, fitted kitchen/breakfast room and conservatory. Also, a home office, utility room and WC. Four bedrooms, principal bedroom with walk-in wardrobe; family bathroom and a contemporary shower room. Approx. 0.4 acre plot of attractive mature gardens, with separate orchard / veg garden overlooking fields. Ample driveway parking. Viewing highly recommended to appreciate this wonderful property in the centre of Llanmaes Village.

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### Directions

Cowbridge Town Centre – 4.2 miles

Cardiff City Centre – 17.4 miles

M4 Motorway – 9.0 miles

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Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)







## Summary of Accommodation

### ABOUT THE PROPERTY

In the centre of Llanmaes Village, on the lane which leads to the Church, sits Plaisted House. Dating back to 1650, offering a wealth of original features and sizeable family accommodation.

A Chamfered stone, arched doorway with original hardwood door leads through into the welcoming hallway, to the oldest part of the property. With exposed ceiling beams, original flagstone flooring and a carpeted staircase leading to the first floor with double height ceiling.

A latch door opens into the lounge which is a lovely cosy room with sash window to the front and rear aspect with window seat. A charming reception room featuring a number of original architectural features to include; ceiling beams, stone-built inglenook fireplace with moulded opening and a raised hearth upon which stands a wood-burning stove.

The dining room presents exposed ceiling beams and a broad fireplace with stone surround, original beam mantle and bread oven with freestanding log burner set on an original flagstone hearth. Behind is an original set of spiral stone steps which lead directly to the bedroom above. This room leads into the sun-room which enjoys a lovely outlook over the gardens.

The kitchen seamlessly opens from the dining room and is laid with Travertine floor tiles, offering a good range of wall and base units with granite work surfaces and peninsular with oak breakfast bar area. A range of appliances to remain to include; freestanding Aga with double oven and hot plates, wine cooler, dishwasher, 4-ring induction hob and double oven with grill. There is space for a freestanding fridge freezer and double Belfast sink to remain, Furthermore there is ample storage to include a double pantry cupboard with central window seat beneath a sash window overlooking the front aspect.

The double storey extension (completed by the current owners) is a good addition to this family home, and includes a utility/boot room which provides a barn door out onto the rear garden, a 2-piece cloakroom plus home office.

To the first floor, there is a large airing cupboard and original deep silled picture window overlooking the front.

The principal bedroom is a superb double room with dual aspect sash windows and window seats, and benefits from its own walk-in dressing room.

There are two further double bedrooms along with a single bedroom. All bedrooms have shared use of a 3-piece family bathroom and a contemporary shower room.





## GARDENS AND GROUNDS

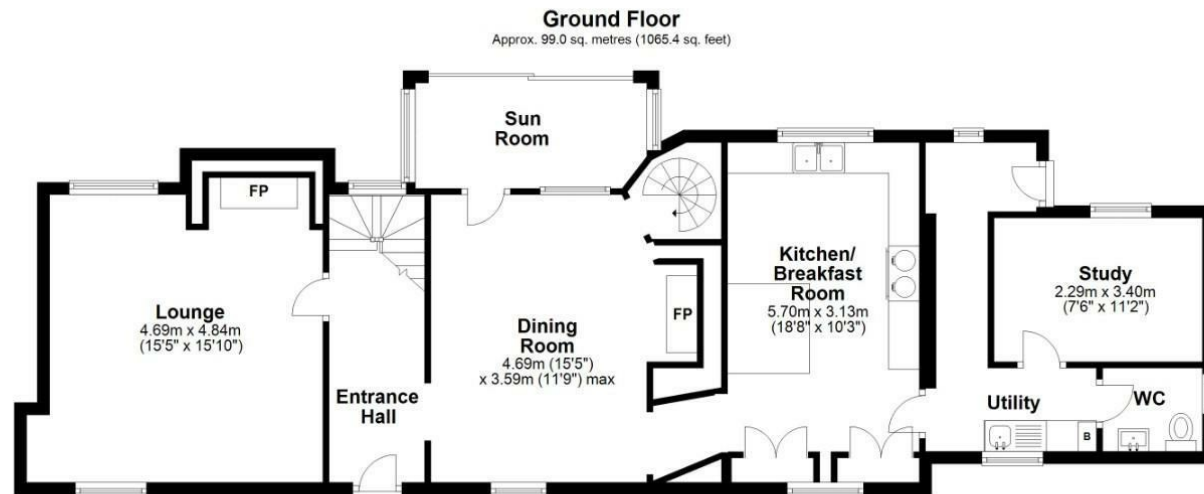
From its Village lane frontage, a chipping parking area to the rear provides parking for 3/ 4 vehicles and offers storage with full power supply and water.

The generous plot approximately 0.4 acres includes a stunning, south-facing landscaped rear garden which offers numerous well-manicured beds and lawn with a raised deck to enjoy this sunny aspect. A paved south facing sun terrace immediately adjoins the house with direct access from the conservatory and utility. There are a selection of mature trees including a cooking apple and willow, and a small brook flows along the western boundary of this pretty garden. Additionally, a number of useful, stone built store sheds to remain, a former brick built air raid shelter and outside wc.

The private driveway is shared with another dwelling to the south. The adjoining land is accessed from the side gate, and through the parking area and is currently used for free-range chickens plus there are a number of fruit trees which include apple, plum and pear. This peaceful garden is surrounded by countryside views and is an ideal space for a vegetable garden.

## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating (2016). Oil-fired aga. Council tax band F.



Total area: approx. 189.1 sq. metres (2035.0 sq. feet)

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



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.





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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