



Ashby House, Maendy,
Nr Cowbridge, Vale of Glamorgan, CF71 7TG

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7TG

Guide price £999,950 Freehold

5 Bedrooms | 4 Bathrooms | 4 Reception Rooms

A unique family home, a former Chapel successfully transformed to create the luxurious, spacious residence that it is today. Double height entrance hallway, superb living/dining room with garden room beyond opening to a westerly facing patio with garden beyond; second sitting room; wonderful kitchen/breakfast room with adjacent pantry and utility room. Principal bedroom suite to the first floor with bedroom area, en suite shower room, bath and walk-in dressing area; a second guest double bedroom is also en suite; third double bedroom with en suite shower; and an additional study/fifth bedroom. To the second floor is a further en suite bedroom and study/sitting/landing area. Driveway parking area, stone built store shed. A very thoughtfully planted, west facing garden includes a flagstone-paved patio, a pergola covered path smothered with aromatic climbers, a sizeable lawn together with timber summerhouse and store shed.

Directions

Cowbridge Town Centre – 1.9 miles

Cardiff City Centre – 12.6 miles

M4 Motorway, J34 Miskin – 5.4 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Ashby House is understood to have been built in 1803 as a Chapel. In more recent years it has been transformed into the unique, exceptional residence you see today. Its simple white painted exterior conceals an exceptionally workable, useable family home with wide range of period features and detailing and all modern conveniences. Principal entrance doorway leads into a double height vestibule hallway, dramatically illuminated with light from the two tall south facing windows. A checkered black and white marble floor leads into the ground floor WC while a bespoke timber staircase with glass balustrade and panels leads up to the kitchen and continues to the bedroom accommodation. Double doors from the hall open into the living/dining room and also into a second reception/family sitting room. The wonderfully proportioned living/dining room is to the western end of the property and has distinct seating and dining areas. It has, as a focal feature, a double sided wood burning stove providing heat to this sitting space and also to the garden room. The garden room adjoins this reception room and is a mono-pitch extension to the original property. Velux skylight windows and a broad expanse of timber framed, glass sliding doors catch much daylight and are positioned to enjoy the most wonderful westerly aspect looking out over flagstone paved patio and garden to enjoy the west aspect and evening sunsets. Second reception room to this ground floor has potential for many and varied uses including family sitting area or perhaps more formal dining room. From the hallway steps lead up to the kitchen/breakfast room to the eastern end of the property. This contemporary space includes a fine range of fitted units with matching granite topped island/breakfast bar. Appliances, where fitted, are to remain and include 'Neff' oven, a second 'Neff' oven/microwave combi, fully integrated dishwasher, larder fridge and freezer. Stone tiled floor extends into both a shelved pantry into an adjacent utility room with space and plumbing for a washing machine and additional storage. There remains ample room for a dining table in the breakfast room while a wood burning stove recessed within the chimney breast resting on a slate hearth acts as a homely focal feature. A stable door leads to the rear of the property and the off-road parking area.



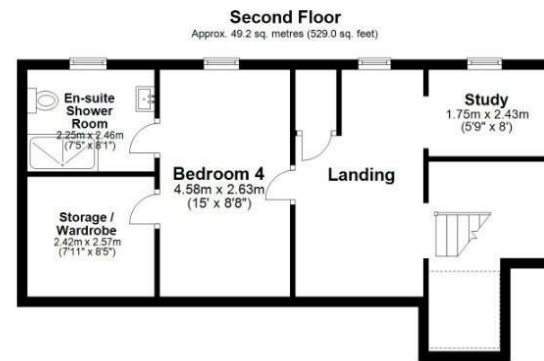
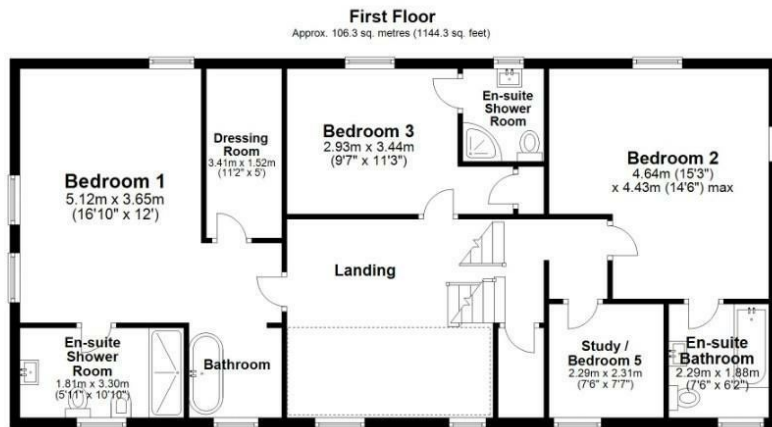
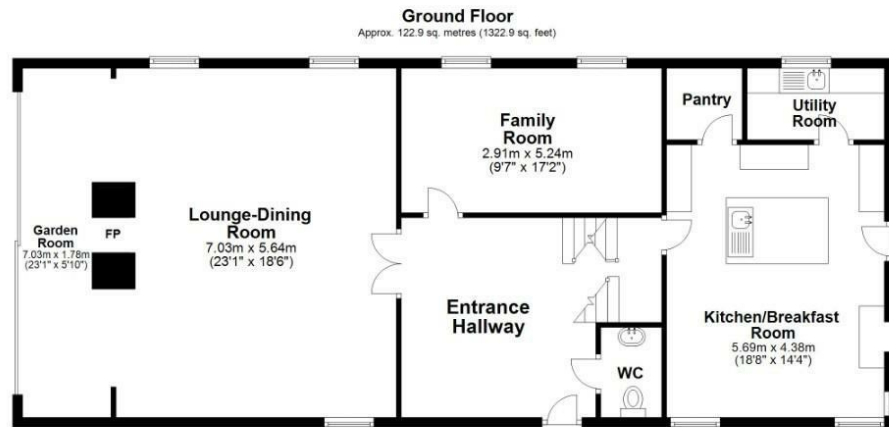
To the first floor, the principal bedroom suite is to the western end of the property, again positioned to enjoy a superb sunny aspect to catch the late afternoon and evening sun. The spacious bedroom is open to a bathing area with double ended contemporary bath; doors open to a contemporary en suite shower room and to a dressing room with fitted shelving and wardrobes. A second, guest bedroom is to the eastern end of the property open to the pitch of the ceiling with original exposed timber beams. It has its own en suite bathroom. A third bedroom at this level is also en suite while one further bedroom is used as a home study/office. The handcrafted timber and glazed staircase continues to the top floor from which there is an additional sizeable sitting area and landing area with study space off leading through to a double bedroom area with its own en suite shower room and adjacent storage/wardrobe.

Garden & Grounds

The property itself borders the Trerhyngyll Lane, there being a broad entrance way leading to a slate-chipped off-road parking area. A flagstone area fronts the store shed (approx. max 3.5m x 2.31m). Flagstone paving continues to the other side of the parking area and leads to a stable door giving access to the kitchen; steps lead to the southern side of the front of the property to the principal entrance doorway and skirt around the front of the property to the western facing gardens. The gardens have been thoughtfully crafted to create an extremely versatile area, bordering the lane and screened from the same by a well-considered and thoughtful planting scheme. A broad flagstone paved patio area is ideal to catch the afternoon and evening sun. This, in turn, leads onto a sizeable area of lawn with timber summer house to one corner. A timber framed pergola is draped with aromatic climbers including wisteria, honeysuckle, passion fruit and jasmine and covers a path leading, in turn, into an additional useful area with timber store shed. There are a number of historic gravestones within this area.

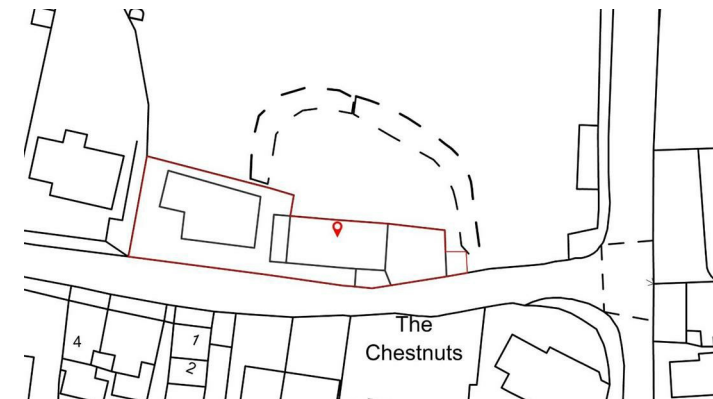
Additional Information

Freehold. All mains services connect to the property. Gas fired central heating. Underfloor heating across the whole ground floor and to all bathrooms, in conjunction with a heat recovery system through all rooms. EV charging point to stay. Council Tax: Band I

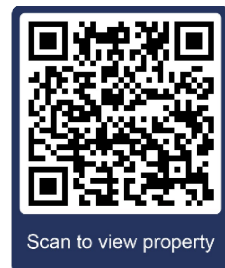


Total area: approx. 278.4 sq. metres (2996.2 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	80	83
(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	



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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