



Llwyn Glas, Trehedyn Lane
Peterston Super Ely, Vale Of Glamorgan, CF5 6LG

Watts
& Morgan



Llwyn Glas

Peterston Super Ely, Vale Of Glamorgan, CF5 6LG

Guide price: £2,400,000 Freehold

4 Bedrooms | 4 Bathrooms | 4 Reception Rooms

An exceptional opportunity to purchase a small estate close to the northern edges of the Vale of Glamorgan and comprising a 4 / 5 bedroom Victorian property of immense character together with a one bedroom coach house, leisure suite, garaging for 4 cars and superb gardens and grounds of about 3.75 acres in total. Exemplary accommodation including a host of period features combined with a glorious location looking out over a long garden plot including lake, wildflower meadow and woodland beyond. The leisure suite includes indoor heated swimming pool, gym and cinema room.



Directions

Cowbridge Town Centre – 6.3 miles

Cardiff City Centre – 8 miles

M4 Motorway, J34 Misken – 3.5 miles

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Summary of Accommodation

About the property

Llwyn Glas is a unique property, built by the architect David Vaughan as his family residence in the mid 1880's and set within a plot of about 3.75 acres together with a range of outbuildings. The property is located in the highly sought after village of Peterston-super-Ely and within easy walking distance of the well-regarded primary school, pub and village shop. Peterston-super-Ely is a thriving and vibrant village with a strong sense of community benefitting from a rural location yet with fast and easy access to the M4 motorway, Cardiff and Cowbridge.

Llwyn Glas itself is a wonderful family home retaining an absolute wealth of period features offering so much character including exposed wooden floorboards, some original flagstone floors and carved marble fireplaces. The accommodation has been very thoughtfully extended in more recent years to provide additional reception rooms to both eastern and western sides of the property allowing for a very useable, family friendly space.

An entrance porch leads into the ground floor hallway from which all the principal rooms lead off. A family sitting room to the south western corner looks to the front elevation and includes tall original fenestration. It has, as a focal feature, a most impressive carved marble fire surround resting on a slate hearth with wood burner within. A dining room also looks to the front elevation and leads, in turn, into a conservatory. This David Salisbury-built conservatory has been sympathetically designed to tie in with the original property and enjoys a sunny aspect to the south and east, looks over the front "cottage garden" and is screened from Trehedyn Lane by a tall stone wall. There is direct access to a flagstone-paved terrace adjoining the cottage garden. The fourth reception room is a cosy snug/study with original fireplace and fitted storage cupboards, and looks over the garden to the east. An inner hallway leads to additional rooms with original servants' staircase running to the first floor with doors leading into a cloakroom, a laundry room and the kitchen/breakfast room. The bespoke 'Greenheart' kitchen is the hub of the house, linking into the most recent addition to the property, a David Salisbury orangery, the ideal complement to the kitchen, providing a sizeable breakfast area glazed to three sides and positioned to look out over a flagstone terrace and pergola covered seating area with a wonderful vista along the garden to the lake in a northerly direction. The handcrafted kitchen includes an 'Esse' electric range cooker, central island/breakfast bar and large built-in larder. Appliances to remain include American style fridge freezer, wine fridge, and microwave and an "Insinkerator" tap provides instant boiling water. Adjacent to the kitchen is a boot room/rear entrance - a useful space housing the gas central heating boiler, a Belfast sink and significant extra storage. A separate laundry room has space for a washer and tumble dryer and benefits from significant built-in storage including a dresser and two large cupboards plus a double porcelain sink.



About the property (continued)

To the first floor, the two largest bedrooms both look to the front of the property with views over Trehedyn Lane onto open fields and farmland in a southerly direction. The principal bedroom itself is a luxurious space with its own en suite bath and shower room, recently updated to include a particularly stylish freestanding copper bath, shower and additional bathroom furniture with matching copper fittings. The second largest bedroom enjoys the same views and includes a range of fitted wardrobes with matching chest of drawers, dressing table and bedside cabinets. These two bedrooms flank the dressing room which is fitted with an expansive range of wardrobes with drawer units, shelving and hanging space within. A connecting door leads from the landing to the former servants' quarters of the property, which features two double bedrooms, one with its own sitting/study area, a shower room and a large family bathroom with roll top bath. This offers great opportunities for multi-generational living.

The Coach House

The original Coach House to Llwyn Glas has been converted to provide a completely independent and self-contained property with one double bedroom, shower room, living room and kitchen. It has its own independent gas fired central heating boiler. This is ideal as an additional source for a rental income or for family or staff occupation.





Gardens and grounds

Llwyn Glas fronts onto Trehedyn Lane and is sheltered from the same behind high stone walling. A gravel pull-in leads to a double width gated entrance from which there is access to forecourt parking.

There is a separate, gated entranceway to the eastern side of the property, also entered from Trehedyn Lane, leading to a second driveway which leads to the garaging and vegetable garden for the property. There is also parking space for several cars at the end of this driveway.

Along the western border is a former stable block and barn which has been extended to provide a leisure complex including a storage area, a gym with cinema room above, a changing/showering area and a heated, naturally filtered indoor swimming pool. This quite wonderful pool is surrounded by paving and has bi-fold doors opening onto a flagstone paved terrace with gardens beyond.

The exemplary gardens offer much for the horticultural enthusiast, providing a range of "garden rooms" sited within the plot of about 3.75 acres in total. A sheltered cottage garden fronts the property with lawns reaching around to the eastern side of the property leading to a spring-fed, flagstone edged rill sheltered beneath naturalised trees and running past a folly. The lawn stretches further with steps leading down to a further lawn with additional flagstone steps leading to the lake. This naturally formed lake has a central island and duck houses and is overlooked, to the eastern side, by a summer house originally designed as an office with heating, power, and internet and telephone lines, together with an adjoining boat house; to the far northern end of the lake is a second summer house and decked area positioned to look out over the lake and back towards Llwyn Glas.



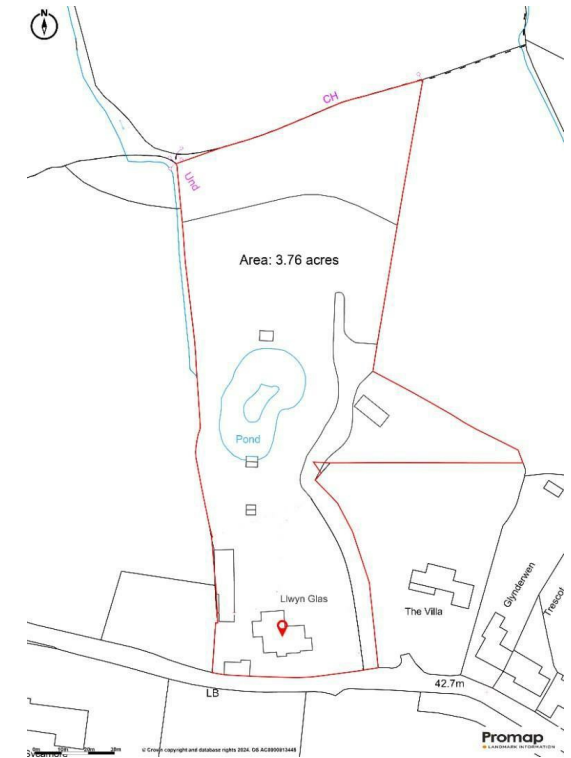
Reaching beyond the lake and the summer house is a wild meadow with mown paths meandering through the grasses and wonderful range of native flower species. Beyond the meadow is a wooded area adjoining the rear boundary featuring a number of significant, mature trees. There is farmland to the rear which can be traversed to access lovely walks along the river Ely and across Lanlay Meadows, a National Trust owned area accessible to all. To the eastern edges of the property there is a useful ancillary area including a four-bay timber framed garage (approx. max. 12.6m x 5.2m) with power and light. Adjacent to this is a vegetable garden of raised beds together with a National Trust greenhouse (approx. max. 5m x 2.5m).

Additional information

Freehold. Mains electric, water and gas connect to the property. Private 'bio-digester' waste treatment. Gas-fired central heating. Council tax: Band I

Proceeds of Crime Act 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 54 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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