



High Beech , Penllyn,
Nr Cowbridge, Vale of Glamorgan, CF71 7RQ

Watts
& Morgan



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Guide Price £1,500,000 Freehold

5 Bedrooms | 3 Bathrooms | 5 Reception Rooms
4.85 Acres

An incredibly well appointed village property offering impeccably presented accommodation. Located to the heart of this most sought after of villages, within walking distance to both 'The Fox' public house & 'Forage' farm shop, as well as the village hall & church. Approached via a long driveway, the most generous accommodation includes: living room, playroom with garden room beyond, second sitting room, wonderful kitchen-breakfast room with adjacent dining room. Also cloakroom; utility and adjacent laundry room. To the first floor; principal bedroom with en suite, bedrooms 2 and 3 both sharing use of a 'Jack & Jill' en suite bathroom. Fourth and fifth double bedrooms having use of a luxurious family bathroom. Detached double garage and ample parking. Additional garden land to the rear including south facing orchard, flint chipped sheltered seating area, lawns, adjoining paddocks and stable block - in total 4.85 acres. EPC Rating; tbc.

Directions

Cowbridge Town Centre – 2.0 miles

Cardiff City Centre – 17.9 miles

M4 Motorway – 4.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

High Beech is a period property within this ever popular and highly regarded village, having been extended in more recent years to offer luxurious and understated accommodation throughout. It is located close enough to the very heart of the village and its amenities yet set back enough from the same to offer peace and tranquility within its own gardens and grounds of about 4.85 acres in total.

A covered entrance porch leads into a ground floor hallway from which stairs lead to the first floor and doors lead to all the principal reception rooms and to the kitchen. A most impressive lounge fronts the property and looks along the driveway; additional windows enjoys a southerly aspect looking onto the recently planted orchard. It has, as a focus, an impressive feature fireplace. A second reception room – a family room or playroom – links through to a garden room with garden beyond whilst a second sitting room includes a wood burning stove resting on a raised flagstone hearth within an exposed stone wall. A dining room is neatly positioned to link both the hallway and the kitchen. The kitchen itself is to the rear of the property with windows looking out onto a newly created half-moon shaped flint-chipped seating area with lawns beyond. The generous kitchen includes a comprehensive range of units with granite work surfaces and a matching central island/breakfast bar. Appliances, where fitted, are to remain and include an electric Aga (to be confirmed), fully integrated fridge freezer and dishwasher. An adjacent utility room has space and plumbing for further appliances whilst, beyond, is a laundry room with plumbing for washing machine and ample scope for drying clothes. There is, in addition, a cloakroom accessible from the hallway.

To the first floor a spacious landing area has doors leading to all five bedrooms and to the family bathroom. The largest of the bedrooms is especially generous including sleek, modern fitted wardrobes and a period feature fireplace as a focal point. It has its own en suite shower room. The other four bedrooms are all well proportioned double rooms; bedrooms 2 and 3 both share use of a 'Jack & Jill' en suite shower room with the third bedroom including its own walk-in wardrobe. The family bathroom is again a large room with bath, separate shower and twin hand basins.



GARDENS AND GROUNDS

From the lane running through the village, High Beech is approached via a pull-in set back from the lane with a long resin topped driveway flanked by lawns either side running past well established trees. The driveway leads to a parking area fronting the property and a detached garage (approx. 5.01m x 5.40m) with power connected and entered via an up and over door.

The property itself is fronted by the lawn flanked driveway yet includes significant additional areas adjoining. To the southern side of the property is a newly planted orchard with variety of welsh heritage fruit trees including; apple, pear, damson, plum & cherries. To the rear of the property and in full view of the kitchen is the newest addition to the property, a semi-circular flint chipped seating area from which flagstone paved steps lead up to a sweeping lawn. Beyond this is a pond and a stable block, with two stable bays flanking a central garage space. It is understood there is planning permission in place (Vale of Glamorgan Council Planning Reference 2023/00997/FUL) for this existing stable block to be relocated to open up the vista. There are additional lands with a sizeable area adjoining the stable being laid to pasture with the intention of it being left to a wild meadow. An additional field to the north. These fields can be separately accessed via a track beyond the northern boundary of the property between High Beech and its former stable block.

ADDITIONAL INFORMATION

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Council tax band; I.



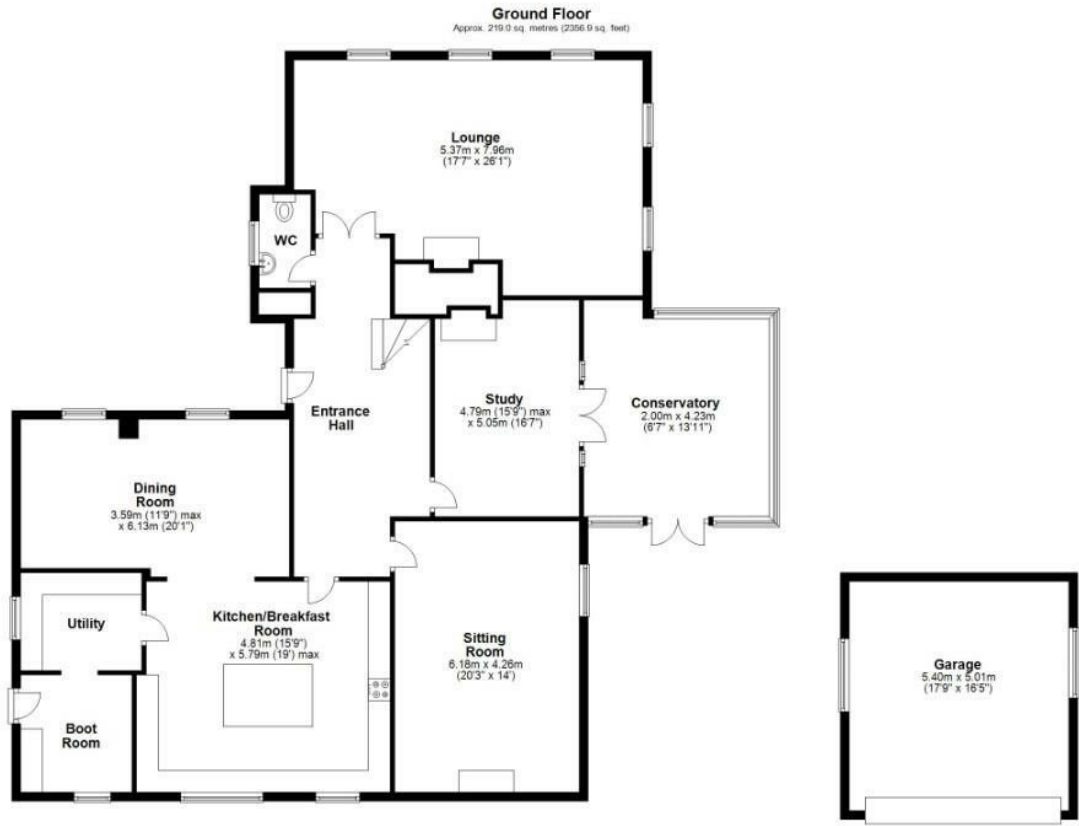


Approximate boundary for indication only. Not to scale



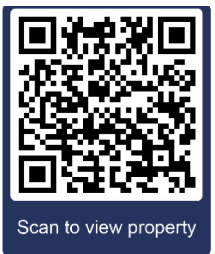
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Energy Efficiency Rating

| Current | Potential |
|---|-------------------------|
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (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 |



Total area: approx. 384.6 sq. metres (4139.5 sq. feet)
Plan produced by Watts & Morgan LLP
Plan produced using PlanItUp



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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