



Trelawne Groesfaen Road
Peterston Super Ely, Vale of Glamorgan, CF5 6NE

Watts
& Morgan



Trelawne, Peterston Super Ely,

Vale of Glamorgan, CF5 6NE

Guide price: £1,000,000 Freehold

5 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A detached period property, extended over the years and set in superb plot of about 4 acres in total, including double garage block with accommodation over, two bay stable block and adjoining paddock of approaching 4 acres. The accommodation offers a great degree of flexibility with considerable potential to modernise and further adapt to one's own designs. Dining Hall with strip maple flooring, traditional farmhouse kitchen, family lounge with open fire, sitting room, garden room and a second garden room opening to flagstone-paved patio. Principal bedroom with its own en suite bathroom, four further bedrooms, bathroom and separate WC. Two additional bedrooms and bathroom to first floor of garage block. Garage block featuring central double garage, flanked by a store room and a workshop with the accommodation over. Two bay stable block and tack room opens to the same forecourt parking area. Gardens to the property enjoy a fine southerly aspect and screened from the village lane by fencing and mature trees. Gardens extend to the side of the property whilst the paddock is to the north western side.



Directions

Cowbridge Town Centre – 7.6 miles

Cardiff City Centre – 7.5 miles

M4 Motorway, Junction 34 Miskin – 3.2 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

Trelawne is a unique prospect located a short distance to the north of the village of Peterston yet within easy reach of its amenities. The property has altered much over the years, from its origins as a small cottage and to now offer sizeable accommodation very suitable for families and multi-generational living and providing great scope for modernisation / renovation / reconfiguration. Whilst the property enjoys a broad south facing frontage, principal access is to the rear via a glazed porchway. All the principal reception rooms for the property are positioned to enjoy the southerly aspect and look out over the garden.

A family lounge is to the western end of the property enjoying a dual aspect looking to a rear courtyard area and to the front garden. It includes an open fire set within a chimney breast. A second inner sitting room links to a more recent addition to the property, a superb garden room being glazed to three sides and positioned to look out over - and with doors opening onto - the garden itself. The dining hall is to the original portion of the property and is a generous space with strip maple flooring and broad open archways to an additional garden room, again looking out over the front garden. The farmhouse kitchen is to the rear of the property and featuring a good run of units with appliances, where fitted, to remain including oven and hob. An adjacent breakfast room again looks out over a flagstone-paved courtyard garden to the rear.



To the first floor the largest bedroom has its own en suite bathroom and enjoys views over the gardens. There are four further double bedrooms to the main property. The bathroom includes a bath and basin with separate / adjacent WC. There are two further double bedrooms to the first floor of the garage block both of these sharing use of a bathroom.

Gardens

To the southern side of Trelawne is a glorious garden space enjoying a fine southerly aspect. It occupies a wonderfully secluded and private location, being screened from the village lane to its eastern boundary by banks with fencing atop. This front garden is primarily laid to lawn and also including a productive pear tree and a horse chestnut.

A flagstone paved patio area immediately fronts the property and is accessed from the garden rooms. Moving around to the western side of the property is an additional pond area beyond which is an Italianate garden of sandstone paving encircling a central pedestal with ornamental urn atop. This garden will catch the best of the afternoon and evening sun.

Immediately to the rear of the property and accessible from the parking area is a courtyard garden overlooked by the breakfast room.





Outbuildings and grounds

From the lane running past Trelawne, a broad double width timber gated entrance leads onto a sizable block paved parking area. This generous space has ample room for a number of cars to park and provides access to the detached, two storey garage block.

The garage block itself includes a central open double garage flanked to two sides by store rooms/ workshops. External steps lead to the doorway to the first floor bedroom accommodation, comprising two additional double bedrooms both sharing use of a bathroom.

Two bay timber stable block has power and water connected. With a tack room including a WC and hand basin. A separate single storey timber pavilion is approximately 7m x 4.5m provides additional storage (not been inspected internally).

A gated entrance from the block paved driveway gives access into the adjoining paddock. This sizeable area of approximately 3.45 acres is bordered with a tree / windbreak running along its south eastern to north western border. It can be independently separately accessed from the village lane.



Additional Information

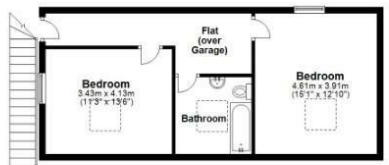
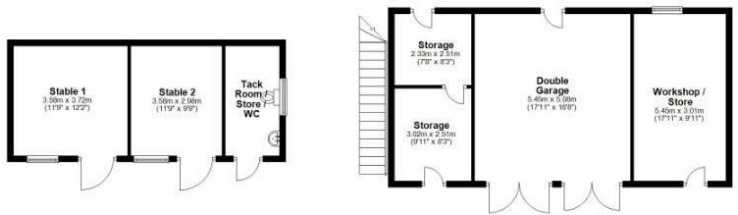
Freehold.

Mains electric and water connect to the property. Septic tank drainage. Oil-fired central heating.

Council tax: Band I

The sale of this property is subject to "Grant of Probate".

Out Buildings
Approx. 180.2 sq. metres (1988 sq. feet)



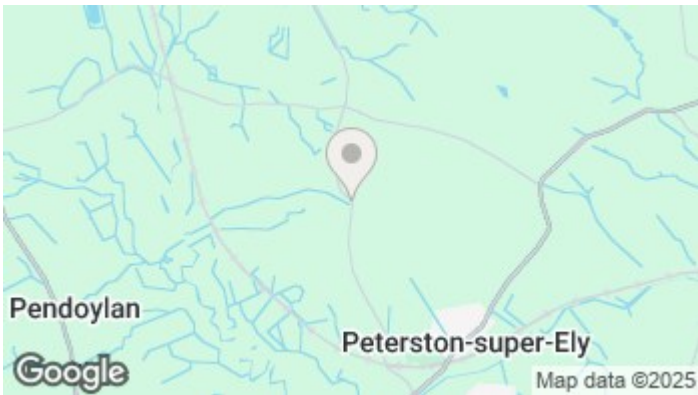
First Floor
Approx. 117.5 sq. metres (1264.7 sq. feet)



Ground Floor
Approx. 264.3 sq. metres (2751.3 sq. feet)



Total area: approx. 421.6 sq. metres (4538.2 sq. feet)
Plan produced by Watts & Morgan LLP
Plan produced using Planity



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		



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

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**