



Porth Y Green House, Love Lane  
Llanblethian, Nr Cowbridge, Vale of Glamorgan, CF71 7JQ

Watts  
& Morgan



# Porth Y Green House, Love Lane

Llanblethian, Vale Glamorgan, CF71 7JQ

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**Guide price: £1,300,000    Freehold**

5 Bedrooms | 3 Bathrooms | 5 Reception Rooms

A unique family home – a Vale of Glamorgan County Treasure – located close to Cowbridge town. A period farmhouse with wonderfully sympathetically extended accommodation offering a wealth of character features and great modern conveniences. The generous, extensive accommodation is complemented by well-proportioned, generous outside space including driveway parking, sizeable gardens and ancillary buildings. Five bedrooms, three bath / shower rooms, five reception rooms, kitchen. Also utility room and ground floor cloakroom, sun room and outhouse / store.

EPC rating: D55



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## Directions

Cowbridge Town Centre: <0.5 miles

Cardiff City Centre: 13 miles

M4 Motorway: J35, Pencoed 7 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### About the property

Porth Y Green House is located at the boundary between Cowbridge town and Llanblethian village. It is a true character home - unique to the area and a 'Treasure of the Vale' - and has been sympathetically renovated and extended in recent years, providing a great balance between the period and the modern. There are, throughout, a great wealth of period features including flagstone floorings, exposed beams and ledge-and-brace doors. It's exterior belies the extremely spacious living and bedroom accommodation throughout and the flexibility it can offer for families. To the front elevation, an entrance porch opens into a ground floor hallway. Original flagstone flooring leads from here into an inner hallway while doors to the left and the right respectively open into the dining room and a family lounge. Both of these generous reception rooms overlook the front garden, looking towards St. Quentins Castle. The hallway continues through to a very comfortable sitting room, understood to be the original, oldest part of the property; windows look to two elevations while a neat under stairs cupboard offers great storage. This family sitting room links through to a sizeable kitchen/breakfast room located to the rear of the property and with a broad window looking out over the garden. It includes a 'Rangemaster' range cooker, a fully integrated fridge, freezer and dishwasher all to stay. Ample room remains for a family sized dining table. A back door connects to a covered walkway – ideal for drying clothes and keeping things stored on rainy days – beyond which is a utility room / store. The utility room has space/plumbing for a washing machine, a dryer and for further appliances; two deep alcoves provide additional storage. Leading off from the original property are additional buildings connected to its farmhouse origin and now incorporated into Porth y Green House. An inner lobby area links to a sun room - ideally positioned to enjoy the gardens - and from which there is access to a study and to a playroom. Both these rooms are suitable for many and varied uses, the office in particular having a doorway leading to the front driveway which could be reinstated if separate access was needed.

To the first floor, the largest principal bedroom is a more recent addition to the property and has its own en suite shower. There are four further bedrooms, all of these doubles and all sharing use of a family bathroom and also separate shower room.

### Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band I



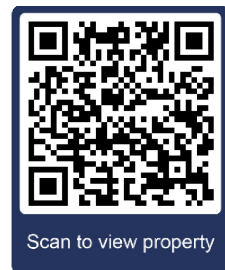
## Garden & Grounds

Porth Y Green House occupies a landmark position at the very top of Constitution Hill from which there are views over the Three Fields and Cowbridge town with Penllyne Castle visible to the horizon. A drop down kerb leads to a gravelled-chipped, gently sloping driveway skirting past a well tended front garden of lawn edged by flower and shrub beds, divided by a path. This driveway has steps leading down to the front garden and to the principal entrance doorway. A broad, timber gated entrance, to the far southern end of the drive opens into to the rear garden. An externally accessed room – understood to be stabling/cattle shed for the original property (approx. max. 3.8m x 3.7m) – is currently used for storage. This could potentially be incorporated into the property itself (subject to any appropriate consents).

To the rear of the property and occupying an amazingly sheltered and private spot is a surprisingly sizeable enclosed garden. This lovingly tended garden includes paved seating areas, a central lawn surrounded, in the main, by mature flower and shrub beds. There are further seating areas positioned to catch the sun at various times of the day. It does include a wild meadow/wild flower garden. Beyond this, entrance through a picket fence leads to a vegetable garden with graveled paths weaving their way through productive beds including soft fruit and asparagus. Beyond this is a greenhouse with additional storage area surrounding it to three sides.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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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