



Cliff House,
Llancarfan, Vale of Glamorgan, CF62 3AJ

Watts
& Morgan



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Guide price £1,450,000 Freehold

4 Bedrooms : 3 Bathrooms : 3 Reception Rooms

A truly exceptional Grade II listed home in a unique location enjoying the most amazing views over the Nant Carfan Valley with immense character, traditionally modernised to provide a skillful blend of charm and modern convenience. Family lounge, contemporary kitchen. Also family sitting room, and utility room with cloakroom. Four double bedrooms, two en suite, and a shower room. Conservatory opening paved terrace. South facing lawned garden. Ample parking and double garage with office above. Additional paddock and American style stable / barn with four bays and storage. Outdoor manège. The paddock, garden, woodland and grounds measure approximately 7 acres.

Directions

From our High Street Office proceed in an easterly direction towards Cardiff, travelling through the traffic lights and join the A48. Turn right before The "Aubrey Arms" Public House at Bonvilston, travel a short distance and turn right at the T-junction. Follow this road for approximately 3 miles to Pancross - at the top of the hill before the left hand turning to Llancarfan - and pass Cattwg Cottages on this back lane to Penmark. Cliff House will be to your left after 1/2 a mile.

- Cowbridge 7.5 miles
- Cardiff City Centre 12.3 miles
- M4 (J33) 11 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

* Cliff House is an exceptional home in a unique location enjoying quite amazing, unrivaled views of the Nant Carfan Valley looking over fields towards Llancarfan village.

* This Grade II listed property is understood to have been built in the 18th century with a 19th century addition but has been skillfully renovated and modernised in recent years to offer immense character and modern facilities.

* A family lounge, to the front of the property, has an open fire and exposed stone work; windows look in a southerly direction over the front garden.

* From there an inner lobby / snug has a staircase leading to the principal bedroom while a shallower set of stairs lead into the kitchen.

* To the heart of the house, a contemporary kitchen includes a 4 oven oil-fired Aga and includes a particularly good range of storage units with granite tops and matching central island / breakfast bar. Fully integrated dishwasher and Aga to remain.

* An adjacent utility room provides additional storage and houses a fridge/freezer. The utility room has a cloakroom/WC and also links to a paved patio.

* Beyond the kitchen is a cosy family lounge with contemporary wood burner recessed within an inglenook fireplace and resting on a slightly raised stone hearth.

Doors open from here to the patio and deck beyond.

* An inner passageway links through to a dining room to the rear of the property again with its own contemporary wood burner recessed within a deep, broad fireplace.

* This inner lobby opens to the superb conservatory, a significant addition to the property, beyond which is a flagstone paved patio with hot tub and decked seating area floating out over own land the superb views.

* The largest, principal bedroom runs the width of the front of the property and enjoys a southerly aspect looking out over garden and beyond.

* It includes fitted wardrobes and has its own luxurious en suite shower room with twin hand basins and a walk-in shower and a dramatic pitched window providing great natural light and fine open views.

* A second en suite guest bedroom is accessed either from the principal bedroom or via a second staircase from the kitchen. It has its own en suite shower room.

* This bedroom, in turn, links through to bedroom three with family bathroom and bedroom four beyond.

* These two double bedrooms can also be independently accessed from a staircase to the rear lobby of the property.

* Bedrooms three and four share use of a contemporary shower room with walk-in shower.

GARDENS AND GROUNDS

* From its lane frontage, remote controlled, electric gates open into a tarmac topped driveway and circles past a central raised bed with Dovecote

* A broad flagstone path leads over a south facing lawn to the principal entrance doorway.

* This lawn includes, to one corner, a flagstone paved and timber pergola covered outdoor dining area ideally positioned to catch the evening sun.

* Detached garage block is approximately 7.2m x 4.9m and is accessed via twin, side hinged timber doors. It includes its own storage room and, to its rear, a staircase leading to a first floor multi-purpose home office / workroom / playroom.

* The garage has power and water connected and currently houses a laundry area with washing machine and additional appliances.

* The garden to the eastern side of the property is a unique area, incorporating an expansive flagstone paved patio including outdoor kitchen area and pizza oven (to remain) and hot tub (available by separate negotiation).

* This paving leads, in turn, onto a timber deck positioned to float out over the grounds of Cliff House. It has clear glazed panels from which to enjoy the quite amazing open views over the Nant Carfan River Valley and the fields and farmland.

* Beyond the car parking area, to the south of the driveway, is an American style barn (approx. max. 12.7m x 11.1m). This has timber doors to either end and to one side and provides four stable bays and three additional store/tack room/feed rooms. Power and water is connected.

* A gently sloping ramp, fronting the barn, leads to an outdoor manege approximately 50m x 20m covered with ??

* Adjacent to the stabling and ménage is a gently sloping paddock of approx. 4 acres.

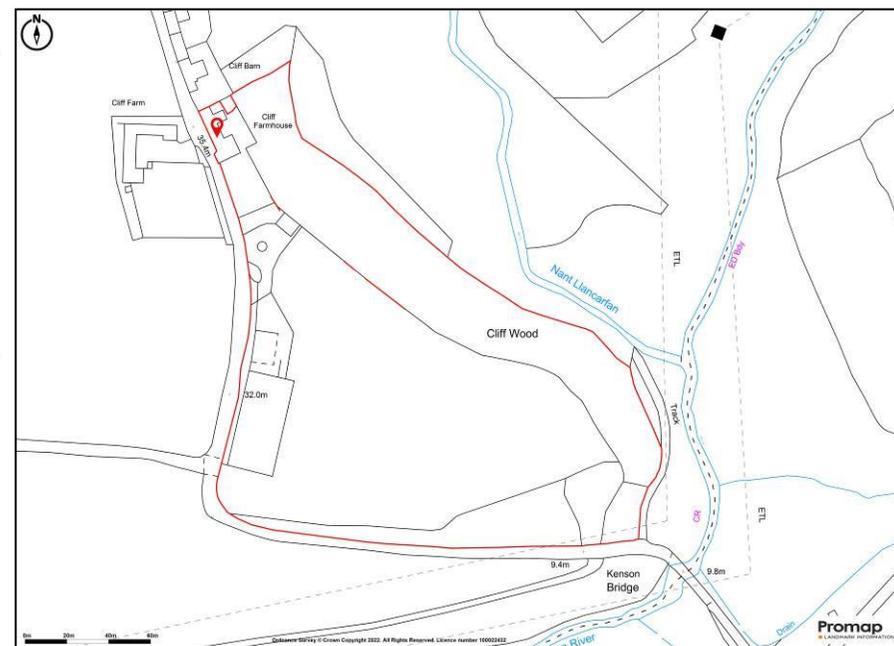
* Running to the eastern boundary and on a slope down to the edge of fields below is a wooded area belonging to Cliff House and included within the sale. The gardens, grounds paddock and woodland are about 7 acres in total

ADDITIONAL INFORMATION Freehold. Mains electric and water connect to the property. Oil-fired central heating. Drainage to be confirmed. Council tax: Band I





Ground Floor
Approx. 159.1 sq. metres (1712.2 sq. feet)



First Floor
Approx. 144.1 sq. metres (1551.4 sq. feet)



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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