
SILVERDALE

FLEMINGSTON



WELCOME HOME

Silverdale, an architectural masterpiece, was designed by the renowned Welsh Architect Roger Trigger for his most discerning client—his family.

The house and gardens seamlessly follow the flow of the ground, a detail Trigger cleverly incorporated into his unique design. The result is a magnificent home that harmoniously blends with the landscape on the outskirts of Flemingston village.



The property's clever layout optimizes every space. It has generously proportioned rooms and strategically placed windows offering breathtaking views. Natural light pours into the property as the sun traverses the sky, creating a bright, airy living space all day long.

"We are in a village but you could also be in a world on your own."



INVITING

Silverdale is tucked away behind a tree-lined driveway, providing supreme privacy.

As the substantial parking area and double garage come into view, they offer a glimpse of this secluded property which gives a sense of safety and security, a comforting feature for any homeowner.





"Every inch of the property has been carefully considered and put together intelligently and logically to enhance the living experience."

COME
ON IN

You'll immediately be struck by the exceptional split-level layout. As you push open the front door, light spills into the expansive stairwell, illuminating the hall and landing above. A study just off this central landing area is perfect for working from home, with highspeed fibre broadband available, giving superfast connectivity. A convenient downstairs loo, a walk-in storage area for boots and coats, and access to the double garage complete this level.



As you head down the staircase the double doors into the living room reveal outstanding views across the gardens and the Vale of Glamorgan. Enjoy the luxury of a wood burner for extra cosiness on winter nights.

Separated by an archway, the living room flows into the dining area. French doors from both rooms, lead onto the terrace to give that connection with the gardens. An additional room on this level could serve as a fifth bedroom or an excellent playroom for the children.





AMAZING
LIVING
SPACES



THE HEART OF THE HOME

The family kitchen is furnished with handmade bespoke oak cabinetry crafted and installed by a master carpenter, complete with a Neff 5 burner gas hob, extractor hood, Neff convection ovens, steam oven, and microwave. A built-in dishwasher and an American-style Liebherr fridge freezer with an ice maker are useful additions.

The adjacent breakfast room is ideal for those hectic family breakfasts or less formal evening meals as the golden evening sunlight streams through these windows. A separate utility room also keeps all noisy washing and drying out of the kitchen area.





"Family parties and Christmas are a joy to host in this property."



TIME FOR BED



As the day draws to a close, climb the stairs to the spacious landing area, part of which opens up to become a cosy reading nook or music area. A walk-in airing cupboard also provides excellent storage and drying space for laundry.

"The landing has been our music room and library."





The master bedroom suite is a luxurious haven of peace and tranquillity. Close the door on the hustle and bustle of the rest of the house and relax. Bespoke, fitted oak furniture, optimizes every inch of available storage space. There are built-in wardrobes and a dressing table with an illuminated 'Hollywood' style mirror.

Waking up each morning to the sunlight streaming through the balcony doors and views to die for, is a delight that never fades. Take a cup of tea back to bed and watch as the world wakes up.

The dressing room has matching oak furniture and the stylish en suite has an open wet-room-style rainfall shower and underfloor heating.





Three further bedrooms, one with a fitted vanity sink that could serve as a great guest bedroom, another is double aspect. Each faces the rear of the property with fantastic open views for all the family or guests, to enjoy.



The house bathroom is luxurious with a double-ended bath, walk-in shower, wash hand basin, and WC. Enjoy a long soak in a bubble bath at the end of a busy day-perhaps with a glass of bubbly, too.



"In all the years I have lived here, I have never stopped being amazed by the views."





"The landscaping creates different garden rooms and reflects the flow of the landscape."



GLORIOUS GARDENS



The gardens at Silverdale are impressive, measuring just a shade under half an acre. A sandstone terrace wraps around the rear of the property, creating fantastic outdoor seating spaces, perfect for al fresco lunches or early morning coffee as you take in the outstanding views over the countryside.

Take in the views the of the Vale and Flemingston Moor, where a lake forms during the winter, attracting wildlife—keen bird watchers will love spotting swans, geese, buzzards, herons and more...





The lawn cascades from the property, drawing you to explore the tranquil gardens. From the beautifully perfumed rose garden to the vibrant pink and white flowers of the magnolia tree, there is no end to the floral display. There are mature trees, including cedar, a cherry plum, rhododendrons and copius pink hydrangeas. Pampas grass soars into the sky, close to a bank of cascading mature shrubs. There is a foundation for a greenhouse and an area with raised beds so the green-fingered members of the family can grow fruit and vegetables.

A double-glazed summerhouse, BBQ area, and built-in seating area are great places to gather with friends and family and watch the sun go down. Shaded by a eucalyptus tree and with a contemporary water feature and lighting, the pond is a great place to spot frogs and fish.





*"Fresh air, countryside, wildlife,
peace and quiet are abundant here."*

ASK THE OWNERS

WHERE DO I GO WHEN I NEED...



Family day out?

With so much to choose from, the beach at Llantwit Major, Duffryn House and Gardens (National Trust), Go Karting, Brecon Beacons.



Walk?

You are spoilt for choice with Wales Coastal Path full of local places to eat on the way, Or a walk to St Hilary for a meal at the Bush Inn.



Pub?

Enjoy a glass of something cold in The Roost at St Athan, or The Blue Anchor at Aberthaw.



Big shop?

With plenty of options; Waitrose Cowbridge, Tesco Culverhouse Cross, Sarn Retail Outlet, and the range of boutiques on Cowbridge High Street - the Bond Street of Wales as it is known.



Lunch out?

Forage Farm Shop, Harrys - Cowbridge, or further west at The Gower



OUT & ABOUT

Silverdale sits on the outskirts of Flemingston, a rural village with a real sense of community. Just 3.5 miles away is the historic market town of Cowbridge, where you can find boutiques, coffee shops, and eateries. There are pubs within walking distance of the property where you can enjoy a meal and maybe a drink or two without worrying about driving.

It is ideal for country strolls, or fresh sea air, with countless walking routes close to the property, and the famous Welsh Coastal Path only one mile away.

Slightly further afield, the Brecon Beacons and Gower Peninsula are just an hour away, with the enchantment and beauty of West Wales just a little further on. Bristol is around 40 minutes away, and you can get a train to London in just 2 hours.



FINER DETAILS

HOME

- Architect-designed detached executive family home
- 5 bedrooms, 3 bathrooms and 4 reception rooms
- 3000+ sqft of well-proportioned living space
- Stunning uninterrupted countryside views
- Master bedroom with ensuite, dressing area and balcony
- Handmade solid oak kitchen
- Located in idyllic Flemingston Village
- Freehold

SERVICES

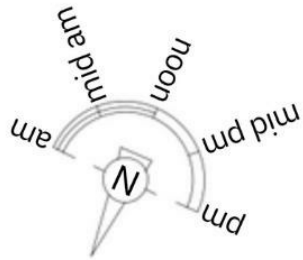
- Mains electricity
- Mains gas
- Mains water
- Septic tank
- Up-to 1600Mbps high-speed internet
- BT & Sky Satellite Availability
- Council Tax band 'H'

GROUNDS & LOCATION

- 0.46 acres of hard and soft landscaping
- Multiple patio and terrace areas
- Private lane
- Parking for 5 cars
- Double garage with electric doors
- Quiet, peaceful and calming living, in a stunning spot
- Variety of wildlife to watch

Ground Floor

Approx. 176.0 sq. metres (1894.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Second Floor

Approx. 86.9 sq. metres (934.9 sq. feet)



Approximate Gross Internal Area = 284.7 sq m / 3064.5 sq ft
 Illustration for identification purposes only, measurements are approximate,
 not to scale.

SILVERDALE

SILVERDALE, FLEMINGSTON ROAD, FLEMINGSTON,
VALE OF GLAMORGAN. CF62 4QJ

DIRECTIONS: Along Cowbridge High Street to the lights and turn right towards St Mary Church. Follow this road for about 3 miles to New Barn. Just after New Barn there is a turn to the left signposted Flemingston. Turn left and follow that road into the Village. Passing the church on your right, take the second turn right. Silverdale is at the end on the left.



WHAT3WORDS: [bathtubs.clap.campus](https://www.what3words.com/bathtubs.clap.campus)

TO VIEW SILVERDALE

CALL: 02921 696969 | EMAIL: HELLO@HARRPERSIGNATURE.CO.UK

HARPER
Signature



SCAN ME TO
BOOK A
VIEWING