



8 Hensol Villas

Hensol, Pontyclun, CF72 8JZ

Guide Price £525,000

HARRIS & BIRT



A welcoming, practical and generous home — for living well, indoors and out.

Front Garden

Behind its charming cottage-style frontage — framed by mature hedging, an original wrought iron fence and a wisteria-clad porch that blooms beautifully in season — this four-bedroom family home is somewhere everyday life feels just a little more special.

Downstairs

Step inside and the sense of space is immediate. A generous hallway provides ample room and storage for coats, shoes and daily essentials. Through glazed double doors lies the principal living space: a large open plan kitchen, dining and family room.

Heated flagstone flooring runs throughout the ground floor, creating warmth and continuity, while a log-burning stove anchors the living area — perfect for winter evenings. Concealed behind full-height cupboard doors sits a hidden bar, an unexpected feature that transforms the space effortlessly when entertaining.

The spacious kitchen is beautifully appointed, with a layout so photogenic it has previously been used for filming cookery shows. Granite and timber worktops blend practicality with warmth, and underfloor heating ensures year-round comfort.

The dining area comfortably accommodates an eight-seater table — designed for family meals, long dinners with friends and doors thrown open on warmer days.

A separate utility room keeps everyday mess out of sight, while a downstairs WC adds convenience. Alongside the main living space, a cosy snug provides flexibility as a TV room, home office, playroom or quiet retreat.

Upstairs

A bright first-floor landing with discreet storage leads to all four bedrooms, creating an easy, family-friendly layout. Original exposed pitch pine floorboards add warmth and character throughout.

The principal bedroom sits peacefully at the rear, overlooking the garden through Juliet balcony doors with woodland views beyond. The ensuite is a true standout, finished to boutique-hotel standard with twin sinks, underfloor heating, refined.

- Extended Semi Detached Property
- Open Plan Kitchen/Dining/Family Room
- Further Reception Room
- Excellent access to Cardiff and the M4
- EPC Rating - D
- Four Bedrooms
- Spacious and Secluded Rear Garden with Heated Swimming Pool
- Detached Timber Home Office/Summer House
- Cowbridge School Catchment with free bus to school
- Off-road parking to the front of the property

Location & Lifestyle – Hensol & Surrounding Area -

Hensol is a picturesque hamlet in the north of the Vale of Glamorgan. Despite its rural feel, it is exceptionally well connected, with the M4 just minutes away and Cardiff easily accessible for commuting or city days.

Nearby Pontyclun and Talbot Green provide a wide range of shops, cafés, restaurants and everyday amenities, including doctors, dentists, a post office and train station. The property falls within the catchment for Pendoylan Primary School and Cowbridge Comprehensive School, both highly regarded, with a free school bus serving each. The Vale Resort and Llanerch Vineyard's bar and restaurant are within walking distance, offering golf, spa facilities, dining and drinks close to home. Hensol offers the balance many buyers seek: countryside surroundings, strong schooling and convenient access to work, leisure and transport. Combined with the relative rarity of available homes, properties here remain consistently sought after.

Accommodation

Ground Floor

Entrance 9'9 x 8'8 (2.97m x 2.64m)

The property is entered via a solid composite front door with decorative obscure glazed vision panel through to hall. Fitted shoe storage cupboard. Decorative floor tiles. Vertical radiator. Decorative wall panelling. Part glazed double doors to kitchen/dining/family room. Door to WC.

WC 3'9 x 6'9 (1.14m x 2.06m)

Two piece suite comprising: low level, hidden cistern WC and circular counter top wash basin with mixer tap set on oak worktop with storage below. Slate floor tiles. Radiator. Ceiling spotlights. Extractor fan.

Kitchen/Dining/Family Room 22' x 25'3 max (6.71m x 7.70m max)

Spacious open plan room comprising a traditional kitchen with features including: a range of wall and base units with a peninsular wood block worksurface and further granite worksurface with matching upstands. Inset single bowl sink with curved mixer tap and draining grooves set into worktop. Countertop Hotpoint induction hob with ceiling extractor fan over. Integrated fridge and freezer. Eylene electric Miele oven and grill. Undercounter integrated dishwasher behind a matching decor panel. Two Velux ceiling windows. Two windows overlooking the rear garden. Open to dining area with space for a table and chairs with decorative drop pendant feature lights. Triple bi-folding doors out onto rear patio. Underfloor heating to kitchen and dining area. Door to utility. Open to living area with feature inset fireplace containing a Chesney wood burning stove with solid wood mantel. Recess to side for log storage. Obscure glazed window to side. Part glazed door into snug. Recessed shelving with storage cabinet. Modern vertical radiator. Full width run of concealed storage units with

handless push open/close feature. Ceiling spotlights. Large form tumbled stone floor.

Utility Room 4'6 x 12'10 (1.37m x 3.91m)

Wood block worksurface containing large inset sink with hot and cold tap and storage under. Plumbing for undercounter washing machine. Space for tumble dryer. Glazed door to side external storage space. Window overlooking rear garden. Vertical radiator. Ceiling spotlights. Continuation of flooring from dining area.

Snug 8'8 x 7'10 (2.64m x 2.39m)

Cupboard housing oil fired central heating boiler. Large window overlooking front. Slate floor tiles. Radiator. Ceiling spotlights.

First Floor

Landing

Stairs from ground floor onto first floor landing. Window overlooking front. Exposed wood floor boards. Recessed storage cupboard. Ceiling spotlights. Loft access hatch. Doors to all first floor rooms.

Master Bedroom 12'10 x 14'1 (3.91m x 4.29m)

Spacious master bedroom with Juliette balcony overlooking the rear garden. Further window to the rear. Triple fitted wardrobes with mirrored sliding doors. Fitted carpet. Modern vertical radiator. Ceiling spotlights. Door to en suite.

En Suite 5'2 x 11'4 (1.57m x 3.45m)

Modern en suite with features to include: Low level WC. Vanity unit containing two countertop sinks with wall mounted taps and storage below. Fully tiled walk-in shower with mains connected shower, rainfall shower head and glass screen. Wall hung towel warmer. Terrezo style floor tiles. Decorative wall lights. Ceiling spotlights. Window overlooking rear garden.

Bedroom Two 9'4 x 10'1 (2.84m x 3.07m)

Window overlooking rear garden. Range of fitted storage shelves and cabinets. Continuation of wood flooring from landing.

Bedroom Three 9'11 x 9'11 (3.02m x 3.02m)

Dual aspect windows to front and side. Triple fitted wardrobes with sliding doors. Continuation of wood flooring from landing. Radiator. Ceiling spotlights.

Bedroom Four 8'2 x 8'8 (2.49m x 2.64m)

Window overlooking front. Recessed storage upboard. Continuation of wood flooring from landing. Radiator. Pendant ceiling light.

Bathroom 9'11 x 6'6 (3.02m x 1.98m)

Modern suite in white with features to include: panelled bath with hot and cold taps and detachable shower head attachment. Low level WC. Vanity unit containing wide sink with mixer tap and storage under. Walk in shower with wall mounted electric shower behind glass

screen. Fully tiled walls. Slate floor tiles. Towel warmer. Window to side. Ceiling spotlights. Extractor fan. Decorative wall recesses.

Outside

Outside is where this home truly excels. The outlook is green and leafy — garden first, woodland beyond — and rarely overlooked.

The unusually large rear garden extends further than most, thanks to additional land at the rear. At its centre sits a heated in-ground swimming pool, framed by a tiled sun terrace that becomes the social hub of summer. Mature trees provide privacy and create a calm, enclosed feel. A composite-decked terrace wraps around a timber cabin beneath a pergola — the perfect vantage point for supervising children, hosting friends or unwinding with a drink as the day winds down. The cabin works beautifully as a home office, studio or summer house. Additional workshops, log storage and sheds provide practicality without clutter. A private rear gate opens directly onto woodland bordering the grounds of Hensol Castle — ideal for dog walks, outdoor adventures or simply escaping into nature. Closer to the house, the garden opens into lawn space, perfect for play. Practical side access connects front and rear, allowing easy movement for garden projects, pool days or muddy boots without cutting through the house.

Cabin

Versatile detached cabin currently in use as a home office Light and power.

Services & Tenure

Oil fired central heating. Water and electricity are metered and payable quarterly through Leekes. Double glazing throughout. Mains drainage. Electric air source heat pump for the swimming pool. Freehold.



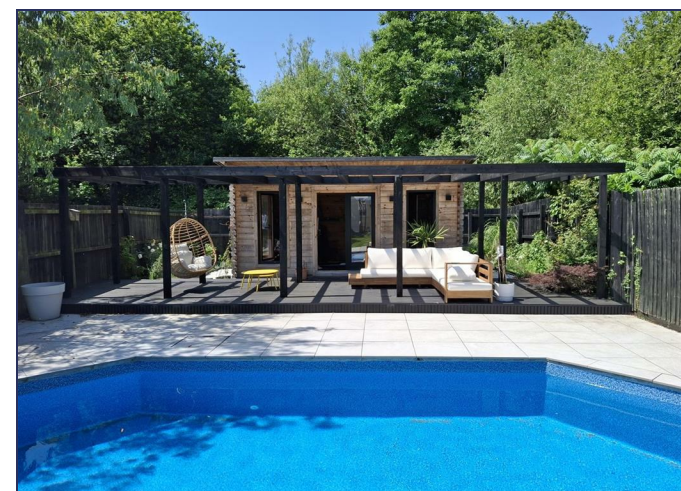








Floor 1: 787 Sq.Ft , Floor 2: 677 Sq.Ft
Office Room: 189 Sq.Ft
Total: 1653 Sq.Ft



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