



hrt
herbert r thomas

West House, Rhiwceiliog, Pencoed

Bridgend

£550,000

West House

A Beautiful Pre-1900's Country Home Set Within Approximately Three-Quarters of an Acre, Combining Period Character, Equestrian Lifestyle and Exceptional Outdoor Living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautiful pre-1900's semi-detached country residence
- Approximately three-quarters of an acre of gardens and grounds
- Character features including exposed stonework and feature fireplaces
- Solar Panels
- Lounge and separate dual-aspect study and spacious kitchen/dining room
- Three bedrooms with air conditioning to the master bedroom
- Extensive landscaped gardens with level artificial lawns and entertaining areas
- Ample off-road parking with caravan or motorhome storage
- Stable block with three stables, tack room and hay store
- Commoners' grazing rights on nearby Gwallia Common
- Two substantial converted outbuildings currently utilised as a gym and home office
- Outstanding countryside views
- Viewing highly recommended



Occupying an enviable semi-rural position surrounded by open countryside, this **beautiful pre-1900's semi-detached residence** offers a rare opportunity to acquire a character home set within approximately **three-quarters of an acre of landscaped gardens and grounds**, combining period charm with an exceptional country lifestyle.

Approached via a generous driveway providing extensive off-road parking, including space for a caravan, horsebox or motorhome, the property immediately enjoys a wonderful sense of privacy while remaining accessible to nearby amenities.

Internally, the accommodation is rich in character, retaining many original features synonymous with homes of this era. Exposed stonework, impressive feature fireplaces and generous room proportions blend effortlessly with practical family living.

The accommodation is entered via an entrance **PORCH** leading into a welcoming **HALLWAY**. The **PRINCIPAL LOUNGE** is centred around a beautiful feature fireplace, while a separate **DUAL-ASPECT- STUDY**, created from the original **RECEPTION ROOM**, provides an ideal space for home working or an additional **SITTING ROOM**. Completing the ground floor is a spacious **KITCHEN/DINING** room forming the heart of the home, together with a **UTILITY ROOM** and contemporary **SHOWER ROOM**.

To the first floor are three well-proportioned bedrooms. The **MASTER BEDROOM** has the added benefit of being fitted with an air conditioning unit. On this floor is also a **FAMILY BATHROOM**, all rooms enjoying the character expected of a property of this age.

Externally, the property is simply outstanding. The current owners have invested significantly in transforming the grounds, creating extensive level gardens with high-quality artificial lawns and generous seating and entertaining areas that maximise the stunning rural surroundings throughout the seasons.

The property is also fitted with solar panels, owned by the current vendor.

For equestrian enthusiasts, the property benefits from a **stable block comprising three stables, tack room and hay store**, together with the added advantage of **commoners' grazing rights over nearby Gelliwg Common**, providing a rare opportunity to enjoy traditional grazing rights in one of the area's most picturesque settings.

The substantial outbuildings have been thoughtfully converted to provide two highly versatile spaces, currently utilised as a **large home gym** and a **man cave/home office**, offering excellent flexibility for modern lifestyles, hobbies or home working.

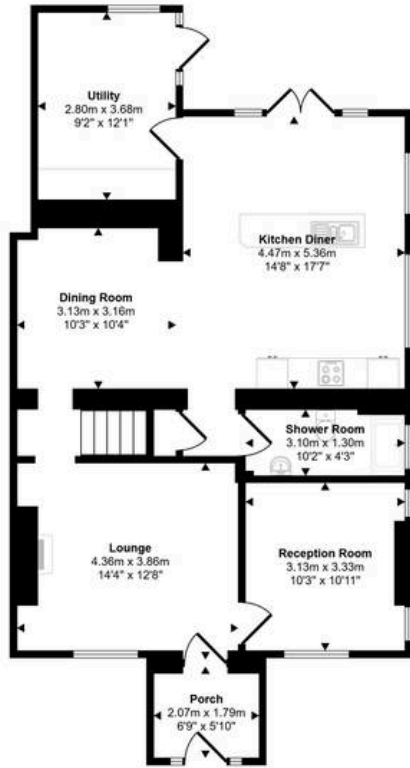
Surrounded by rolling countryside with far-reaching rural views, this exceptional home offers a lifestyle rarely available on the open market. Whether your passion is equestrian living, entertaining, working from home or simply enjoying the tranquility of the countryside, this unique property delivers in abundance.

Properties of this nature are seldom available, and viewing is essential to fully appreciate the character, setting and lifestyle opportunity on offer.

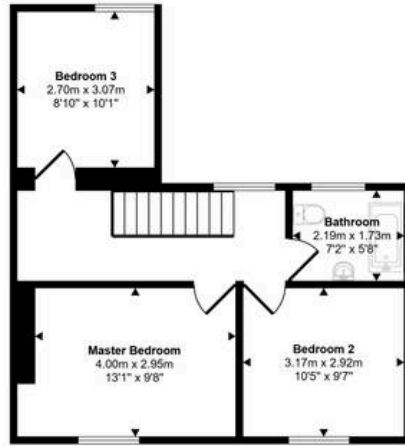




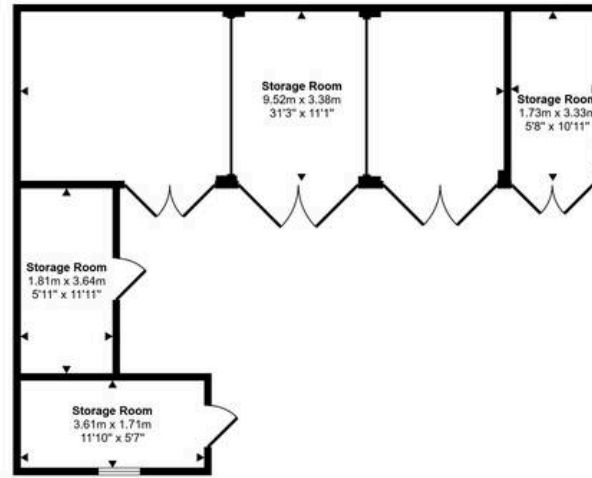
Approx Gross Internal Area
238 sq m / 2562 sq ft



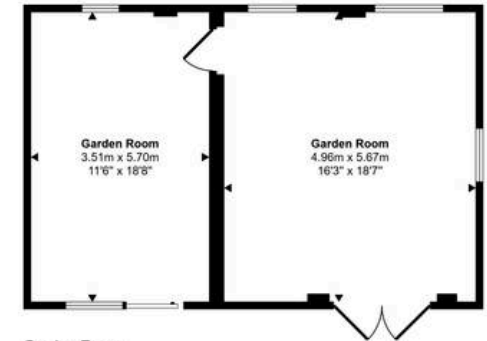
Ground Floor
Approx 90 sq m / 972 sq ft



First Floor
Approx 46 sq m / 499 sq ft



Outbuildings
Approx 51 sq m / 554 sq ft



Garden Room
Approx 50 sq m / 537 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Herbert R Thomas

H R Thomas Ltd, The Toll House - CF31 1LH

01656660036 • bridgend@hrt.uk.com • www.hrt.uk.com/

