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herbert r thomas

Twin Pines, Welsh St. Donats, CF71 7SS

The Vale of Glamorgan

£1,395,000

Twin Pines

Stunning 5 bedroom home with modern kitchen, spacious living areas, home office, 2.5 acres of gardens, garaging, gym, entertainment room, and outbuildings in a desirable, private rural setting.

Council Tax band: I

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

From our Cowbridge office travel in an easterly direction along The High Street. Turn left at the traffic lights and continue through the village of Aberthin, take the next right hand turning sign posted Welsh St Donats. Upon entering the village take the second turning left and follow this road without deviation where the gated entrance for Twin Pines will be immediately before you reach the 'T' Junction.

What3words: words.crucially.entitles



A modern part glazed front door opens into a welcoming ENTRANCE HALL, beautifully designed to create an immediate sense of space and light. Featuring a pitched ceiling with multiple Velux windows and large side windows framing delightful garden views, the space is finished with elegant slate style flooring and a contemporary timber and glass balustrade staircase rising to the first floor. Double doors lead seamlessly through to the impressive KITCHEN/LIVING/DINING AREA.

This exceptional, contemporary handleless kitchen is thoughtfully designed, offering an abundance of cabinet and drawer storage, complemented by wall-mounted units and stunning veined marble countertops, which extend to form a breakfast bar peninsula. A comprehensive range of integrated appliances are included, comprising an induction hob with extractor over, high-level double oven, microwave and grill, inset sink, and dishwasher.

Beyond the peninsula, the dining area provides a sociable and elegant setting, complete with a feature ceiling light and direct access to the rear garden via a pair of French doors, perfectly blending indoor and outdoor living.

The adjoining living space, positioned to the front, continues the refined aesthetic with slate style flooring, and is subtly defined by a combination of ceiling and wall mounted lighting.

Glazed double doors open into the generously proportioned, dual aspect FAMILY SITTING ROOM. This beautifully appointed space features timber style flooring and a natural stone chimney breast with inset wood burner and timber mantle, creating a superb focal point. French doors and sliding doors provide further access to the garden and raised seating terrace, enhancing the connection to the outdoors.

A well-proportioned HOME OFFICE/STUDY enjoys pleasant views across the front and side gardens, complete with timber style flooring and fitted ceiling lighting.

Conveniently located off the kitchen, the UTILITY/BOOT ROOM is both practical and well-equipped, offering plumbing for white goods, additional countertop space, sink, boiler access, a large store cupboard, pantry storage, and external access.

The ground floor accommodation continues via an INNER HALL, providing access to several storage cupboards and a cloaks cupboard. A stylish WC completes the ground floor, fitted with a modern vanity sink, low level WC, half tiled walls, and frosted windows to two elevations.

The first floor LANDING, softly lit by two Velux windows, provides access to four double bedrooms, the family bathroom, and stairs rising to the SECOND FLOOR LANDING, which also offers attic access and leads to BEDROOM 5.

BEDROOM ONE is a superb dual aspect principal bedroom, featuring recessed lighting, and an extensive run of fitted wardrobes. It is complemented by a fully tiled EN-SUITE SHOWER ROOM comprising a large corner shower enclosure, modern WC, and a side-by-side double sink with vanity storage beneath.

BEDROOMS 2, 3 & 4 are all generously sized double rooms, each enjoying attractive views over the beautifully maintained gardens and grounds.

The fully tiled FAMILY BATHROOM has a four-piece suite including a panelled bath, corner shower cubicle, WC, and wash basin with storage beneath, complete with a downlit mirror above.

Located on the second floor, BEDROOM 5 is a further double bedroom featuring a pitched ceiling, wooden style flooring, Velux windows, and an additional window offering elevated views across the grounds.

Approached via a desirable country lane, electrically operated double gates open into Twin Pines, where a sweeping gravel driveway leads to an elegant turning circle with a central flower bed. This, in turn, provides access to extensive parking, garaging, outbuildings, and the main residence.

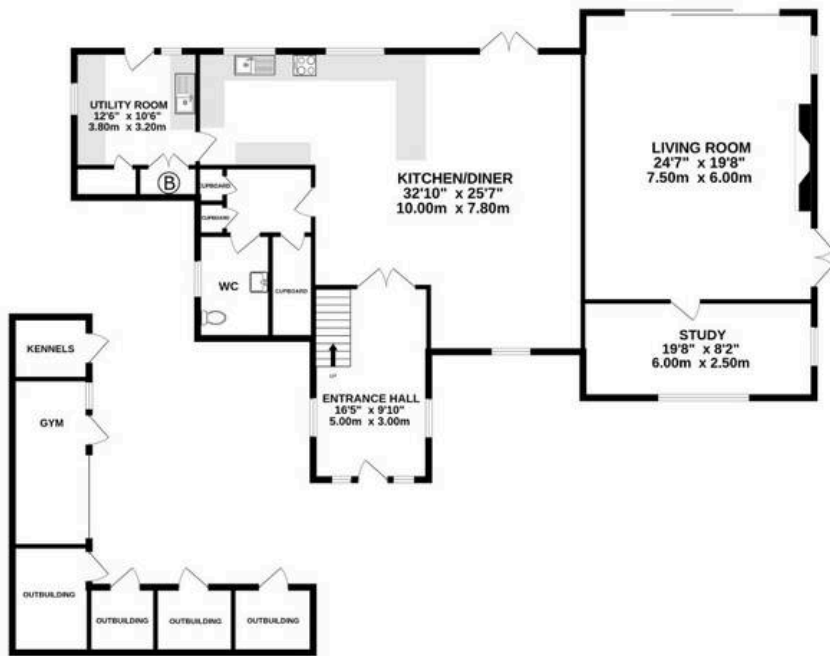
The gardens and grounds extend to approximately 2.5 acres of beautifully manicured lawns, centred around a charming stone-edged pond and bordered by mature trees and shrubbery. The setting offers a wonderful sense of rural privacy, further enhanced by established hedge-lined and tree boundaries.

The impressive 'L' shaped OUTBUILDING, complete with a working clock tower, comprises two DOUBLE GARAGES, an ENTERTAINMENT ROOM, GYM, and KENNELS. These versatile spaces benefit from power and lighting, along with a rear enclosed courtyard, offering exceptional flexibility for a variety of lifestyle needs.

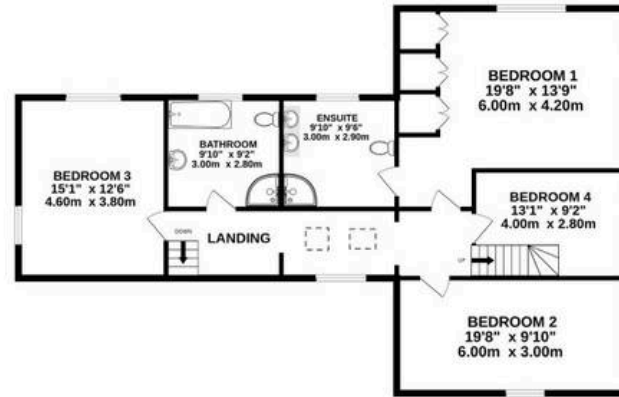




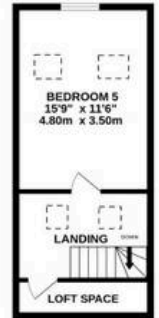
GROUND FLOOR
1994 sq.ft. (185.2 sq.m.) approx.



1ST FLOOR
2142 sq.ft. (198.1 sq.m.) approx.



2ND FLOOR
302 sq.ft. (28.1 sq.m.) approx.

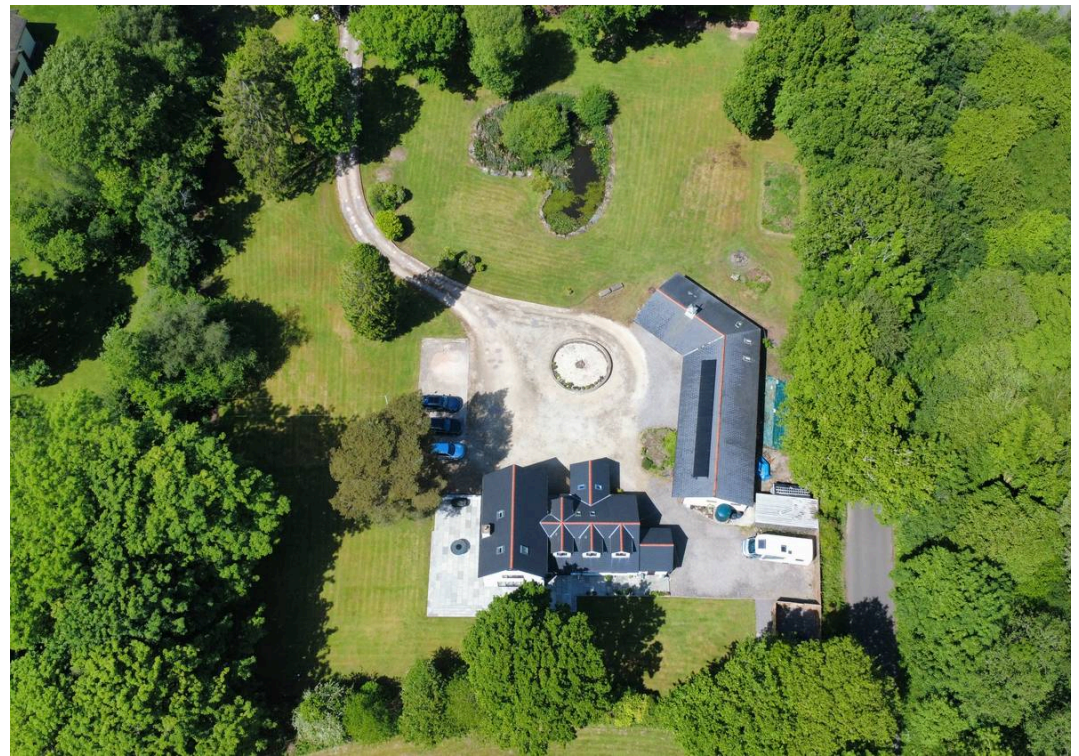


TOTAL FLOOR AREA : 3438 sq.ft. (319.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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