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**Hillside Farm, Llansannor**

Vale of Glamorgan

**£825,000**

# Hillside Farm

Beautifully refurbished rural family home with gardens, extensive parking, triple garage, substantial storage barn, **stables and paddock**, offering exceptional countryside living with versatile outbuildings.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Completely refurbished detached four-bedroom family home
- Secluded rural setting with stunning countryside views
- Spacious open-plan living, dining and kitchen areas
- Newly fitted shaker-style kitchen with integrated appliances
- Conservatory with wrap-around glazing overlooking gardens
- Principal bedroom with en-suite shower room
- Three further bedrooms enjoying panoramic rural views
- Luxury family bathroom with corner bath and walk-in shower
- Extensive parking, detached triple garage and utility area
- Steel-framed barn, stables, paddock and landscaped gardens included



A completely refurbished detached four-bedroom family home, occupying a secluded rural setting and offered for sale with well-maintained lawned gardens, extensive parking, a triple garage, steel-framed barn, stables and paddock, all included within the sale.

A timber-panelled **ENTRANCE DOOR** opens into the **OUTER HALLWAY**, featuring a frosted double-glazed window and useful understairs storage cupboard. A glazed internal door leads to the **INNER HALLWAY**, which retains its original herringbone-patterned block flooring and features a half-turn staircase rising to the first floor.

Doors lead to the impressive open-plan **LIVING** and **DINING ROOM** with oak block flooring throughout. The living area centres around a recessed wood-burning stove with display niche to the side. Double-glazed windows and internal glazed doors provide access to the **CONSERVATORY**.

The **CONSERVATORY** enjoys wrap-around glazing, a glazed roof and door opening onto the paved courtyard, while offering stunning views over the surrounding countryside.

The superb open-plan **KITCHEN** and **DINING ROOM** has been newly fitted and finished to an exceptional standard. The kitchen comprises a range of light grey shaker-style wall and base units complemented by white marble-effect work surfaces incorporating a double-bowl porcelain sink. Integrated appliances include a single oven, hob, dishwasher and wine chiller, together with space for an American-style fridge freezer. The room features a contemporary timber-effect ceramic tiled floor and double-glazed windows to the front elevation.

The spacious dining area benefits from full-height windows and bi-folding doors opening onto a paved rear seating terrace, creating an ideal space for entertaining.

A door leads to the **UTILITY ROOM**, fitted with matching light grey cabinetry and marble-effect work surfaces incorporating a porcelain sink and drainer. The matching ceramic tiled flooring continues through the room. A further door provides access to the **CLOAKROOM**, fitted with a white low-level WC.

The **LANDING** provides access to the loft via a hatch with drop-down ladder.

The **PRINCIPAL BEDROOM** is beautifully presented with contemporary timber-effect wall finishes to two feature walls. Double-glazed windows to both the front and rear elevations enjoy spectacular rural views. A sliding door leads to the **EN-SUITE SHOWER ROOM**, fitted with a white low-level WC, wall-mounted wash hand basin and large quadrant shower enclosure with mains-fed shower.

**BEDROOMS TWO, THREE** and **FOUR** all enjoy panoramic westerly rural views.

The newly fitted **FAMILY BATHROOM** comprises a corner bath, twin wash hand basins mounted on a marble-effect stand with vanity storage beneath, a low-level WC and a deep walk-in shower enclosure with glazed entrance door. The room is finished with a ceramic tiled floor and fully tiled walls.

A brick-paviour **DRIVEWAY** provides extensive parking and gives access to the **DETACHED TRIPLE GARAGE**. Internally, the garage is divided into two sections, one of which includes a **UTILITY AREA** with built-in cupboards, roll-top work surface, stainless steel sink and space for both a washing machine and tumble dryer.

Lawned gardens extend from the front to the side and rear of the property, complemented by recently laid grey sandstone pathways and seating areas.

A separate gravelled driveway continues around the side of the property to a gravel yard providing further parking. From here, there is access to a substantial modern steel-framed stone barn offering extensive storage and parking space, with potential suitability for a variety of business or leisure uses.

Adjacent to the **BARN** is a stone-fronted **STABLE BUILDING**, internally divided to provide two generous stable boxes.

Situated across the road and offset from the main dwelling is a paddock extending to approximately **1.095** acres, which is also included within the sale.





**AWAITING FLOORPLANS**





## Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911

[cowbridge@hrt.uk.com](mailto:cowbridge@hrt.uk.com)

[www.hrt.uk.com/](http://www.hrt.uk.com/)



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