



## Pantylladron St Hilary

Cowbridge, CF71 7UA

Price £2,100,000

HARRIS & BIRT



An excellent opportunity to purchase this exclusive newly built, high specification, detached residence spanning an impressive circa 4,500 sq/ft property, set in 3.2 acres of garden and pasture on the outskirts of St. Hilary and is thought to be the highest point some 137m above sea level, in the Vale of Glamorgan enjoying simply the most stunning, uninterrupted views across the east south and west over miles and miles of countryside and to the heritage coastline and across the Bristol Channel towards Somerset.

The location is a convenient one, south of the A48, a couple of miles east to the market town of Cowbridge with its extensive range of facilities including schooling of excellent reputation for all ages, a wide range of shops both local and national including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, rugby club, cricket club, tennis club, squash club and bowls club. Cowbridge is situated in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles to the south. A good local road network via the A48 and M4 brings major centres including the capital city of Cardiff within easy commuting distance.

### Directions

Take the A48 road from Cowbridge towards Cardiff, passing the turning to St. Hilary on your right hand side. Go past the television mast on your left hand side and your property is the first on your right hand side.

### Accommodation

#### Ground Floor

#### Entrance Hall

#### Kitchen/Living Room

#### Pantry

#### Utility

#### Dining Room

#### Study

#### Family Room

#### WC

#### First Floor

#### Landing

#### Master En Suite Bedroom

#### Master En Suite

#### Master Dressing Room

#### Bedroom Two

#### Bedroom Three

### Bedroom Four

### Bathroom

### Second Floor

### Landing

### Bedroom Five

### Bedroom Six

### Double Garage

### Gardens & Grounds

A row of mature deciduous trees to the front boundary with newly inset driveway access. The garden area sits to the right (west) with evergreen trees to the west boundary. To the left (east) is a large paddock laid to grass with natural hedge boundaries. Gated access at the end of the driveway to both the front garden and the paddock. The property in itself sits within 3.2 acres of grounds.

### Outbuilding

Outbuildings include detached two storey stone barn with internal staircase leading to upper floor with high pitched ceilings, a lean-to workshop to the rear finished in timber and blockwork, further roofless single storey stone barn close to the house, further range of smaller buildings in various states of repair. Could easily be adapted for AirBNB, annexe, stabling or ancillary accommodation.

### Further Information

Please note the property is currently under construction and will be newly built upon purchase. Viewings strictly by appointment only with plans in the office. The vendors will offer some bespoke internal choice over colour finishes etc.





# PANT-Y-LLADRON

ST HILARY, COWBRIDGE

6 BEDROOM DETACHED HOME



## GROUND FLOOR

Approx. 185.6 sq m / 1,998 sq ft



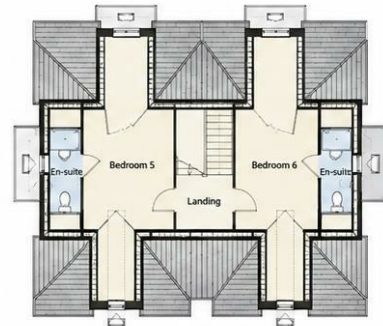
## FIRST FLOOR

Approx. 140.3 sq m / 1,510 sq ft



## SECOND FLOOR

Approx. 77.3 sq m / 832 sq ft



TOTAL APPROX. FLOOR AREA  
403.2 sq m / 4,340 sq ft



3 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE

This floor plan is for guidance only and not to scale. All measurements are approximate and should be verified on site. Fixtures and fittings are for illustrative purposes only and do not form part of any contract.



## HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

