



Court Farmhouse , Llansannor,
Nr Cowbridge, Vale of Glamorgan, CF71 7RX

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7RX

Guide price: £1,500,000 Freehold

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms

An exceptionally handsome, period Farmhouse understood to date from the late Victorian era with an absolute wealth of character throughout. It provides a most wonderful family home within a generous surrounding plot with highly adaptable accommodation. Entrance hallway flanked by two reception rooms with stairway leading to first floor. Inner hallway with dining room and family sitting room off leading, in turn, to a sizeable kitchen and boot room and cloakroom. To the first floor: one en suite double bedroom, three further double bedrooms, a dressing room (possible additional bedroom) and a luxurious family bathroom. An additional suite to the attic includes a principal bedroom, en suite shower room and walk-in wardrobe. Extensive surrounding gardens and grounds of about 1 acre in total including ample parking, lawns, koi pond and a paddock of about half of an acre. Two-bay carport and adjacent garage/store.

Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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Summary of Accommodation

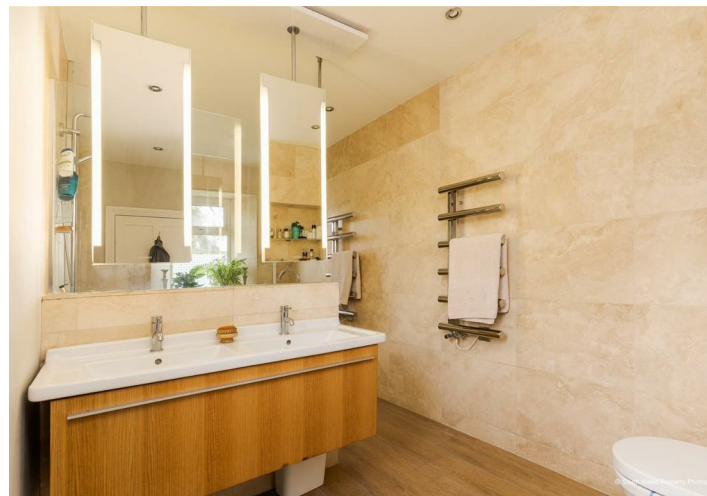
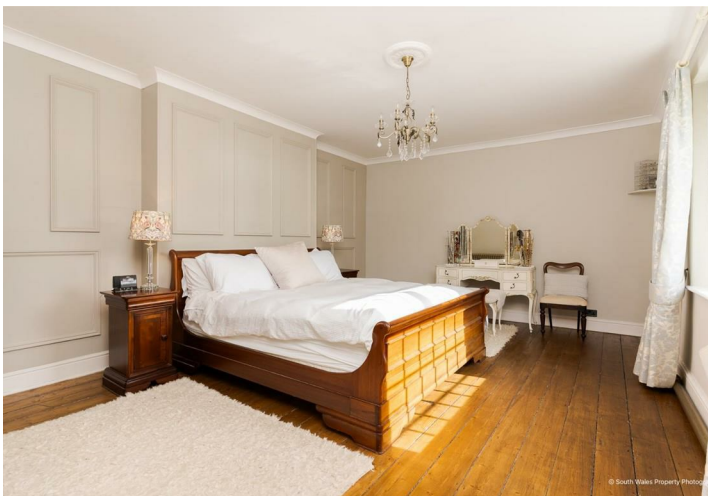
About the property

Court Farmhouse is an exceptionally handsome property understood to date from the late Victorian period and offer immense character and style. Set in a wonderfully a proportionate plot of about 1 acre in total, it provides extensive, adaptable accommodation ideal for families. A neat entrance porch opens into a ground floor hallway from which a pitch-pine, original staircase leads to the first floor bedrooms; doors lead into two generous reception rooms, both overlooking the front driveway and both with wood burning stoves. Original chequered pattern quarry tiles to the porch continue throughout the ground floor hallways to the boot room and back door and also into a family sitting room. From the inner hallway, a door opens into a family dining room while a second door leads into a family sitting room. Dining room is a great multi-use space with 'Broadleaf' oak flooring - like one of the front reception rooms - and a corner pantry/store/wine cellar. The family sitting room has, as a focal feature, a simply carved Minster-style fireplace surrounding an open fire and links to the kitchen. This great, high-ceilinged family space is to the rear corner of the property with a tall window providing natural light and double doors leading to a paved seating area, ideal to catch the afternoon and evening sun. The kitchen itself includes a great range of bespoke oak units with painted fronts and granite work surfaces atop. Appliances are to remain including a Rangemaster 110 Range cooker, fully integrated fridge, freezer, dishwasher and washing machine. As a feature, this room includes a wood burning stove within a recessed chimney breast with flagstone hearth in front. There remains plenty of room for a family sized breakfast table. A rear entrance porchway/boot room is beyond the kitchen. fitted with wood panelled walls, storage shelves and a period salvaged stone bench seat. A door from here leads to garden. There is a cloakroom off this rear entrance hallway.

To the first floor all bedrooms radiate from the central landing area. The largest two look to the front elevation while an additional bedroom is currently used as a dressing room and including a comprehensive range of shelving, drawer units and hanging rails all to remain. A third bedroom includes its own en suite shower room while a fourth generous single is to the rear of the property. All these bedrooms have use of an especially stylish, Scandinavian-inspired bathroom with twin basins, WC, walk-in shower and contemporary freestanding bath. A separate staircase leads to the attic suite, an especially generous double bedroom with its own shower room and walk-in wardrobe. There is a great range of eaves storage surrounding the bedroom area.

Additional information

Freehold. Mains electric and water connect to the property. LPG-fired central heating. Worcester 'Greenstar' combi boiler. Cesspit drainage. Council Tax: Band I.

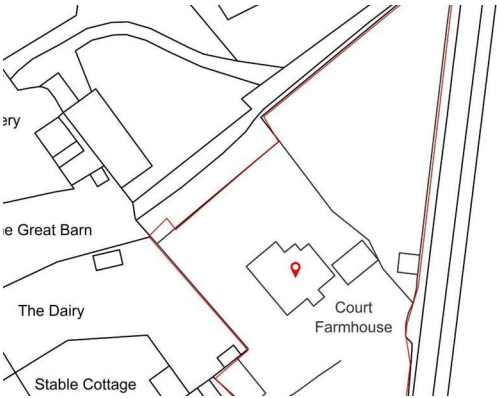
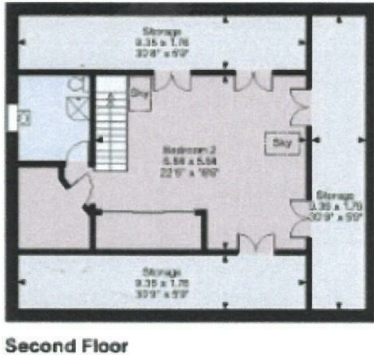


Garden & Grounds

Court Farmhouse is neatly positioned within its plot, being surrounded by garden land. It is approached from the village lane via an electrically operated timber gate onto a sweeping flint chipped driveway. This sweeping in-and-out driveway can be exited via a manually operated second timber gate. An oak framed carport provides for two parking bays and has adjoining stone fronted garage/store. The superbly proportioned gardens surrounding the farmhouse include an array of mature trees and shrubs and includes a "secret" paved courtyard garden, an ideal suntrap. Towards the rear of the property is a paved seating area - accessed from and overlooked by the kitchen – from which to enjoy the gardens and to look out over a sunken round koi pond. Adjacent to the koi pond is a timber summerhouse with power and heating connected – ideal for the British summers. A gated entrance from here leads through to an adjoining paddock of about half an acre. This is laid to pasture and includes a number of mature fruit trees; this can be independently accessed from the village lane.



Carport - 5.70 x 5.40
Carport Storage - 5.49 x 2.49
Wooden Field Shelter - 4.73 x 2.99



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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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