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CELEBRATING 100 YEARS

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1926-2026

Alun Court, Castle-Upon-Alun

Vale of Glamorgan

£725,000

Alun Court

Deceptively spacious extended five-bedroom country home in a delightful rural setting, with mature gardens, adjoining paddock, double garage, ample parking and grounds extending to approximately 1.4 acres.

Council Tax band: F

Tenure: Freehold

- Deceptively spacious and extended five-bedroom country residence
- Delightful rural setting with countryside views
- Extensive mature gardens and adjoining paddock
- Grounds extending to approximately 1.4 acres
- Three versatile reception rooms plus conservatory
- Principal bedroom with fitted wardrobes and en suite bathroom
- Kitchen with adjoining breakfast room and vaulted ceiling
- Ground floor shower room and first floor family bathroom
- Double-width attached garage with separate laundry room
- Ample driveway parking behind attractive stone-pillared entrance gate

Directions:

From our Cowbridge office, proceed west along the High Street and join the A48 towards Bridgend. Continue down Crack Hill and at the foot of the hill bear left signposted Ewenny and Corntown. Follow the road into Ewenny and, at the sharp right-hand bend by the village shop, turn left onto Wick Road. Continue for approximately two miles before taking the second right-hand turning signposted Castle Upon Alun. The property will be found immediately on the right-hand side.



Deceptively spacious and extended five bedroom country residence occupying a delightful rural setting, offered for sale with extensive mature gardens and an adjoining paddock. Requiring some modernisation, the property provides substantial family accommodation together with excellent parking, a double-width garage and grounds extending to approximately 1.4 acres in total.

A wide covered **ENTRANCE PORCH** leads through a composite entrance door with double glazed side panels into the welcoming entrance **HALLWAY**, featuring attractive herringbone-patterned oak flooring and a half-turn staircase to the first floor with useful understairs storage cupboard.

The ground floor **SHOWER ROOM** is fitted with a modern white suite comprising a low-level WC, vanity wash hand basin and glazed shower enclosure, complemented by half-tiled walls.

The **PRINCIPAL LIVING ROOM** enjoys an oak block floor, double glazed windows and a recessed wood-burning stove set within a carved marble surround. Sliding internal doors open through to the **DINING ROOM**, currently utilised as a games room, with timber flooring, double glazed rear window and French doors leading into the conservatory.

The **CONSERVATORY** enjoys views over the gardens and adjoining paddock, featuring a tiled floor, polycarbonate roof and French doors opening onto the grounds.

A separate **SITTING ROOM** provides further versatile reception space, with timber flooring and a pleasant outlook over the rear garden.

The **KITCHEN** is fitted with a range of timber-fronted wall and base units incorporating glazed display cabinets, complemented by marble-effect roll-top work surfaces and a porcelain double bowl sink. A quarry tiled floor continues through an archway into the **BREAKFAST ROOM**, which features a high vaulted ceiling and double glazed French doors and windows opening onto the garden.

A **SIDE HALLWAY** provides additional access to the front and rear of the property, coat hanging space and an internal door to the garage.

A galleried landing with loft access leads to the bedroom accommodation.

The **PRINCIPAL BEDROOM** enjoys dual aspect views to the front and side elevations and benefits from extensive louvre-fronted wardrobes and an **EN-SUITE BATHROOM**. The en suite is appointed with a freestanding roll-top claw-foot bath, vanity wash hand basin and low-level WC, with half-tiled walls and a frosted double glazed window.

BEDROOM TWO is a generous double bedroom featuring a partially vaulted ceiling and outlook over the front garden.

A separate rear landing gives access to **BEDROOM THREE**, a further double room enjoying rural views to the side elevation, together with **BEDROOMS FOUR and FIVE**, both overlooking the rear garden and open countryside beyond.

The **FAMILY BATHROOM** is fitted with a contemporary white suite comprising a pea-shaped bath with shower and screen over, pedestal wash hand basin and low-level WC. The room is fully tiled and benefits from a chrome heated towel rail.

Stone-pillared entrance gates open onto a substantial concrete driveway providing ample off-road parking and access to the attached double-width garage.

The garage benefits from light and power and includes a pedestrian door to the side. Beyond is a useful laundry room with plumbing and space for washing machine and tumble dryer together with fitted storage cupboards.

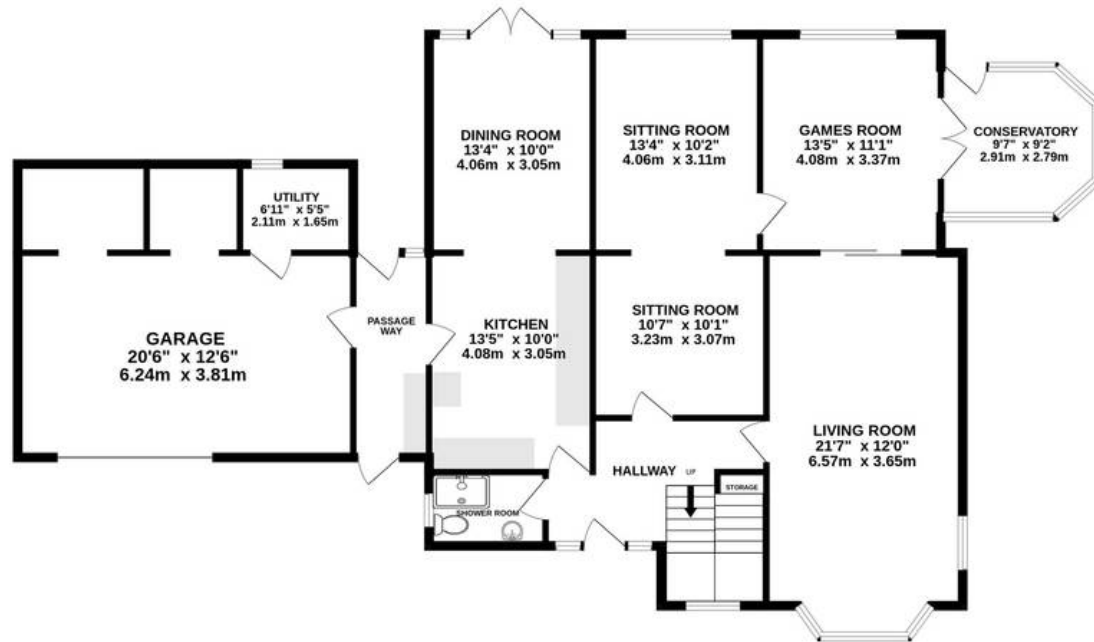
The mature gardens extend to the front, side and rear of the property and are well stocked with established trees, shrubs and planting. A selection of timber garden sheds and a summer house are included within the sale.

Adjoining the property and accessed directly from the garden is a paddock laid to permanent pasture, providing excellent equestrian, recreational or smallholding potential. The gardens and paddock extend in total to approximately **1.4 acres**.

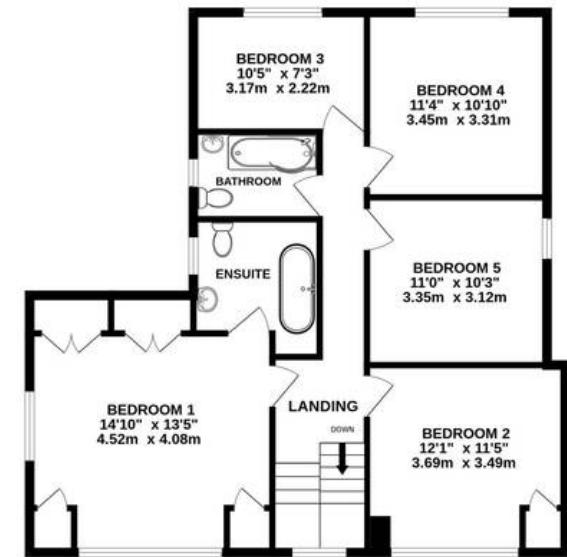




GROUND FLOOR
1585 sq.ft. (147.2 sq.m.) approx.



1ST FLOOR
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 2464 sq.ft. (228.9 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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