



Pantylladron

St Hilary, Cowbridge, CF71 7UA

Price £899,950

HARRIS & BIRT



An excellent opportunity to purchase this development site with planning permission to build an impressive circa 6,000 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 current planning permission (2022/01085/FUL) gives acceptance to demolish and rebuild. There is also planning to improve the highways access from the A48.

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.

- Unique Opportunity To Purchase with Planning Permission Granted
- Range of Stone Outbuildings Still Remain
- Close proximity to all local amenity
- Far ranging views across the Vale of Glamorgan and it's coastline
- Farmhouse has been Demolished and Stone Remaining on Site
- Set in circa 3.2 acres
- Plans to create circa 5,550 sq/ft detached family home, plus ancillary detached outbuilding
- Planning Reference Number: 2022/01085/FUL

Planning Permission

Planning reference number: 2022/01085/FUL.
Planning has been granted for permission to create a replacement dwelling and improved driveway access from the main highway.

Outside

A row of mature deciduous trees to the front boundary with gated access between stone pillars leads to a tarmac driveway also lined with mature deciduous trees. 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. Large courtyard parking area with space for multiple vehicles, leading to the attached stone built garage with timber double doors and electric light and power. Good sized walled rear garden. Oil tank.

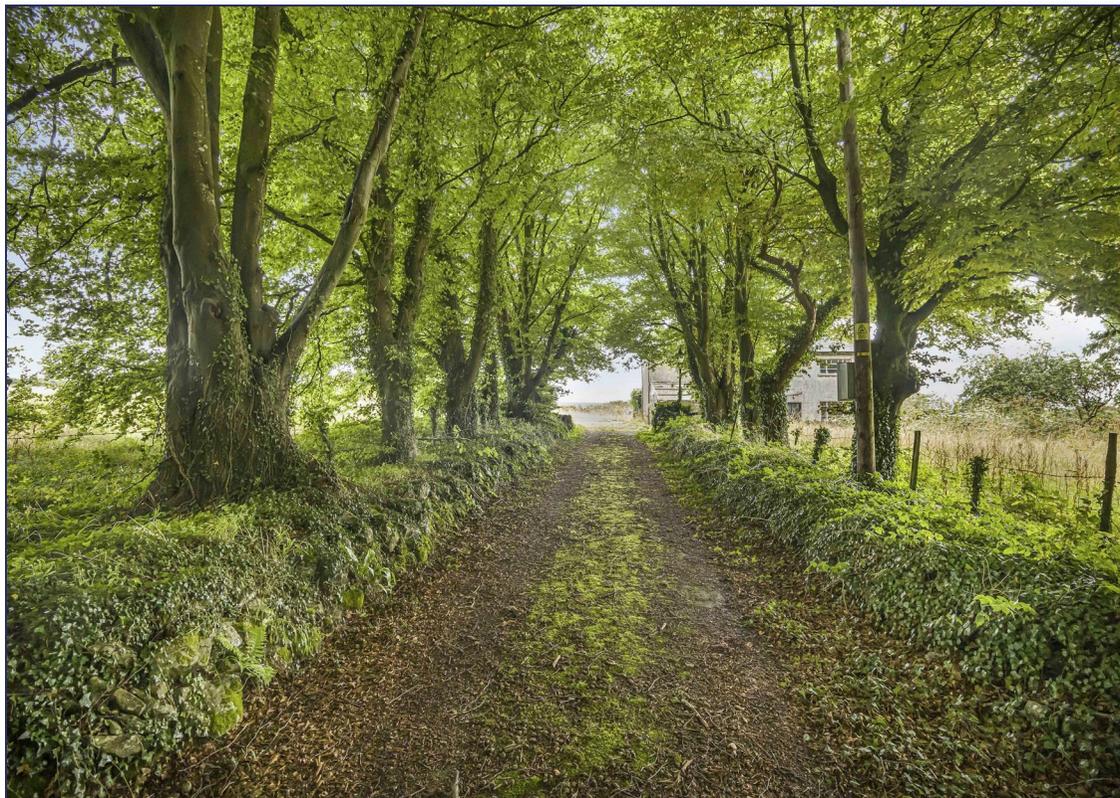
Outbuildings

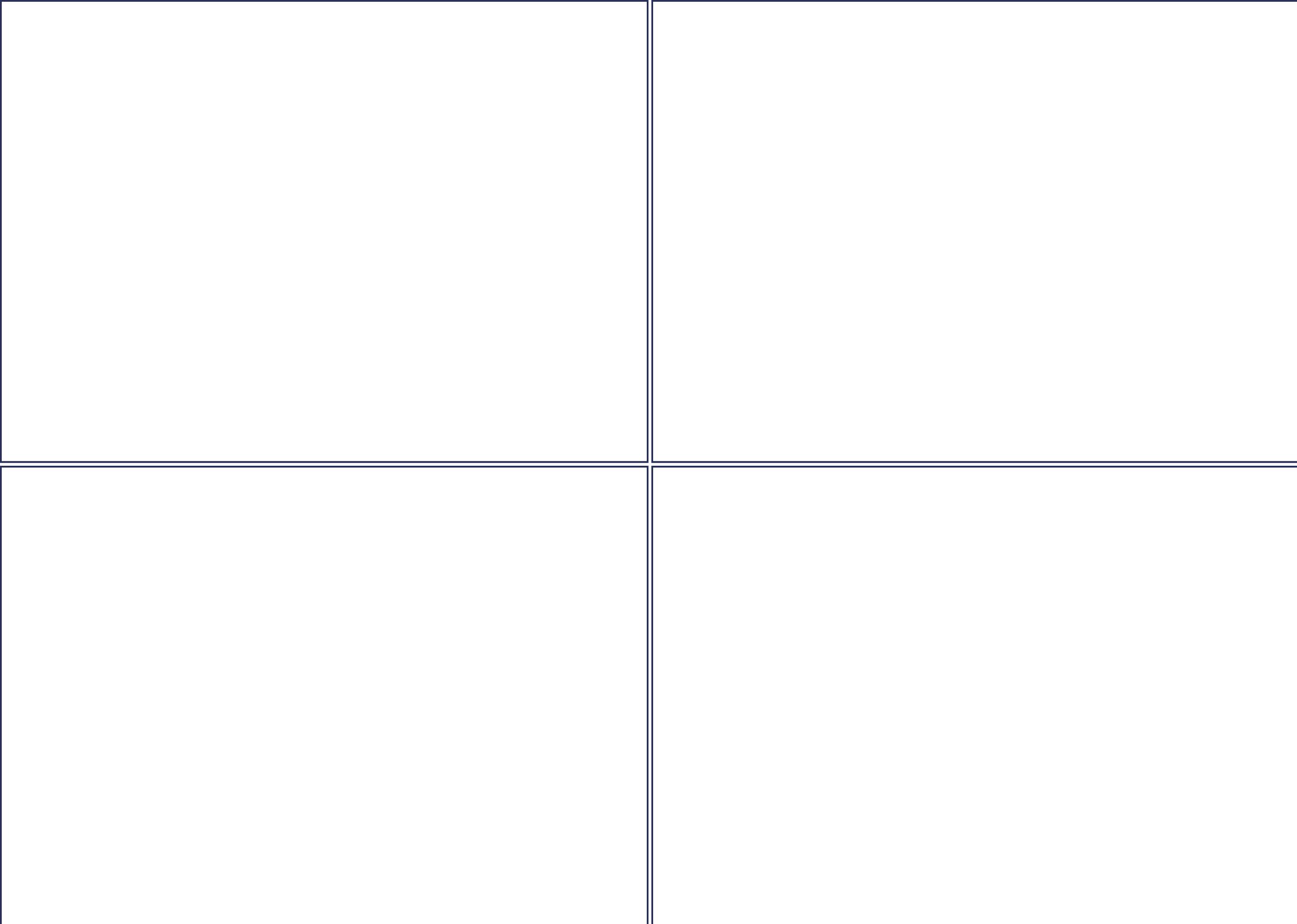
Outbuildings include detached two storey stone barn with internal staircase leading to upper floor with high pitched ceilings, a lean-to workshop to the rear finished in timber and blockwork, further roofless single storey stone barn close to the house, further range of smaller buildings in various states of repair. Planning permitted to create an ancillary building with gym to ground floor and studio bedroom, en suite bathroom to first floor.

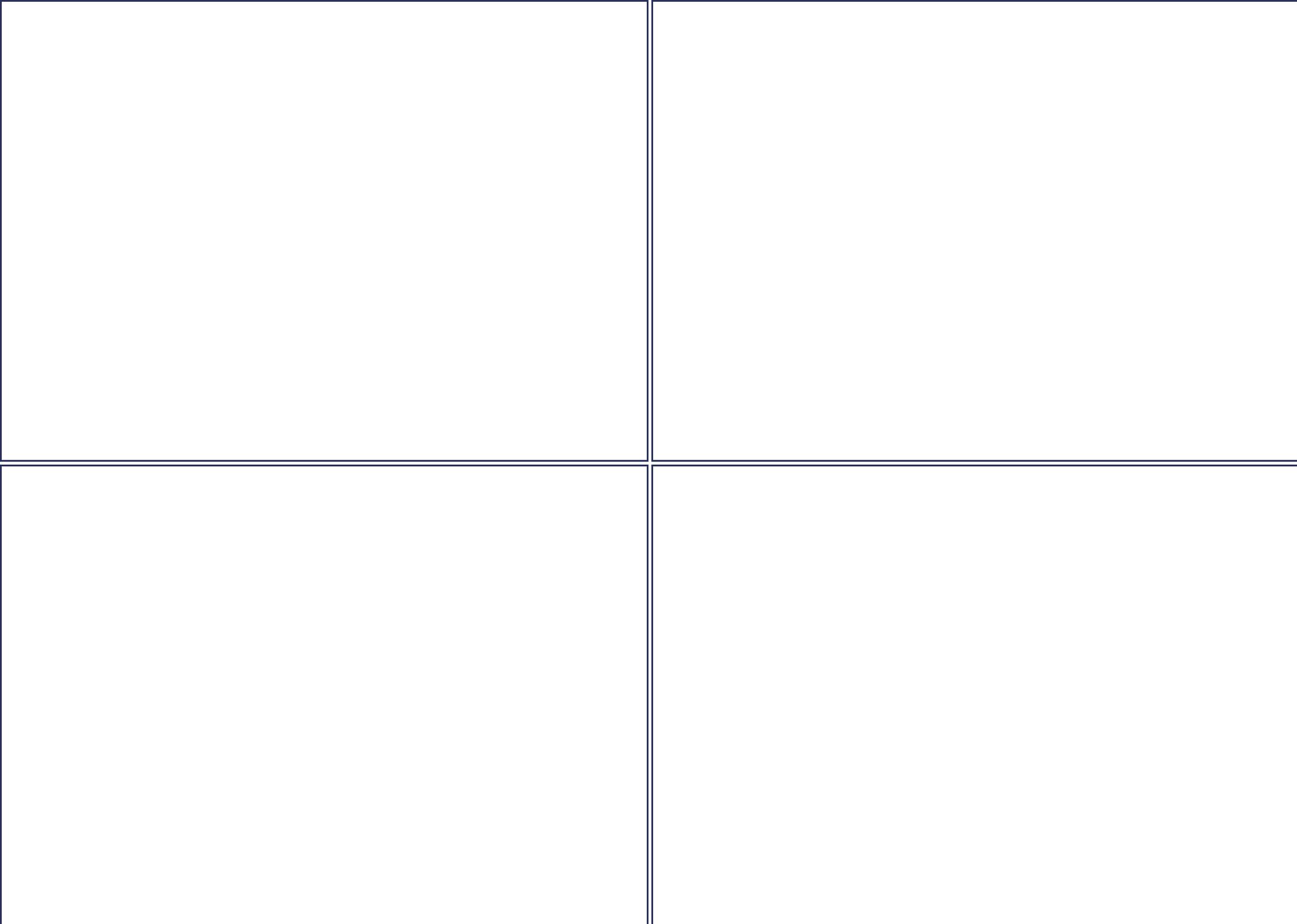
Directions

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.







HARRIS & BIRT

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