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CELEBRATING 100 YEARS

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1926 - 2026

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.

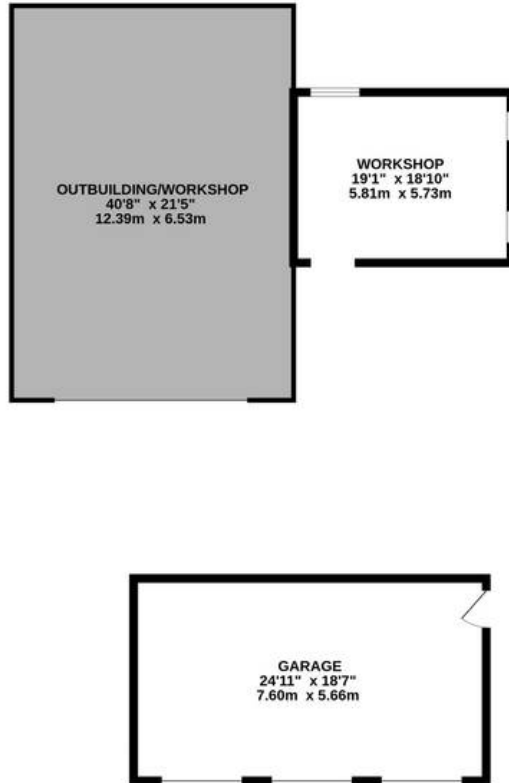
Adjacent to the **BARN** is a stone-fronted **STABLE BUILDING**, internally divided to provide two generous stable boxes.

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.

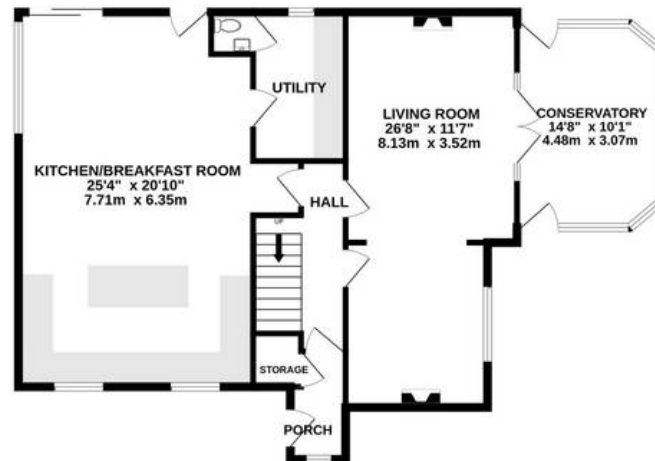




OUTBUILDINGS
492 sq.ft. (45.7 sq.m.) approx.



GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 2216 sq.ft. (205.9 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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