

Meyrick House West, Well Lane,

St. Nicholas, Vale Of Glamorgan, CF5 6SG

Watts & Morgan



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Guide Price £1,175,000 Freehold

4 Bedrooms | 4 Bathrooms | 2 Reception Rooms

A superb contemporary residence occupying an enviable position with panoramic views across open fields and countryside. Spacious, sleek and versatile accommodation arranged over two floors, with the the first floor thoughtfully designed to maximise the breathtaking views.

To include; stunning open-plan kitchen and dining room flowing seamlessly into an adjoining lounge with balcony. Also on this level is a WC and the impressive principal bedroom suite, complete with dressing room and luxurious en-suite. The ground floor level features a family room/gym, a study, utility and WC. Plus three well-proportioned double bedrooms, each benefiting from its own stylish en-suite.

Externally, the property benefits from ample gated parking, an integral garage, and a private, sheltered rear garden enjoying a sunny aspect. Underfloor heating throughout.

A truly outstanding home combining contemporary design, high-quality accommodation, and a spectacular countryside setting.

EPC Rating B.







Directions

Cowbridge Town Centre – 6.5 miles

Cardiff City Centre – 9.8 miles

M4 Motorway – 3.0 miles

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Summary of Accommodation

ABOUT THE PROPERTY

A covered central entrance welcomes you into a stunning reception hallway, where sleek tiled flooring and underfloor heating—extending throughout both the ground and first floors—create an immediate sense of quality. Sliding patio doors draw the eye towards the garden beyond, while a beautiful oak-and-glass staircase rises to the first-floor. This first floor landing has a neat cloakroom, and a sliding pocket door opens into the heart of the home: an impressive open-plan living space designed for modern family life and entertaining. The magnificent kitchen and dining area enjoys spectacular countryside views across open farmland through two-metre-wide sliding patio doors. The contemporary kitchen is fitted with an extensive range of sleek units, complemented by robust Silestone worktops. A substantial central island provides additional workspace and a wide walnut-effect breakfast bar perfect for informal dining. Integrated appliances include; twin ovens, warming drawer, an induction hob with extractor, dishwasher, and a larder fridge, with space for a freestanding American fridge-freezer and wine cooler. Furthermore, a shelved walk-in pantry offers additional storage. This kitchen links to the sitting and dining area with a striking double-sided fireplace forming a stylish division between the areas. The living room itself is flooded with natural light through wide sliding doors opening onto a canopied glass-fronted balcony with LED lighting, allowing uninterrupted enjoyment of the stunning views to the front. To the rear of the property lies the main bedroom accommodation; the principal bedroom suite occupies a superb first-floor position, enjoying views from both side and rear elevations. A generous walk-in wardrobe provides extensive hanging and shelving space, with the benefit of its own luxurious en-suite shower room. Beautifully appointed, it features twin vanity basins, a WC, a large walk-in shower, heated towel rail, and elegant floor-to-ceiling tiling.

Back on the ground floor, a spacious family room offers tremendous flexibility and is currently arranged as a gym. Finished with high-quality timber-effect flooring, it benefits from a contemporary electric fireplace, front-facing window and sliding doors opening directly onto the rear garden. Also, there is a separate study and an additional cloakroom which serves this level. The utility room provides extra units, a stainless-steel sink unit and freestanding fridge to remain, together with space for laundry appliances. Internal access to the garage is also here. To the ground floor hallway, there is a dedicated boiler and drying closet housing the Ideal gas boiler and video surveillance controls. A separate rear hallway forms the bedroom wing, providing three extra spacious double bedrooms, each with their own beautifully appointed en-suite, and fitted storage.



Total area: approx. 305.3 sq. metres (3286.4 sq. feet)

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.

GARDENS AND GROUNDS

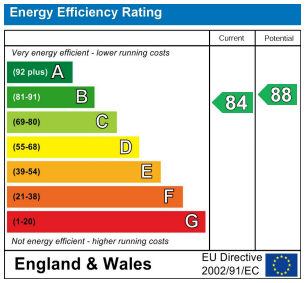
Approached through electric double gates serving East and West Meyrick House, the property enjoys a sweeping granite sett driveway leading to extensive parking and the integral garage, complete with power, lighting and internal access. The front garden is laid mainly to lawn, while a gated pathway leads to the rear.

To the rear, the property enjoys a beautifully sheltered garden with a desirable south-westerly aspect, allowing residents to make the most of afternoon and evening sunshine. Thoughtfully screened by a mature beech hedge to one side and established conifer hedging to another, the garden offers a high degree of privacy and seclusion. Predominantly laid to lawn and with a large central terrace, creating an inviting outdoor space for both relaxation and entertaining. A paved pathway runs between the house and the lawn, extending around the entire property and providing easy access to all areas of the garden.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas fired central heating (underfloor heating throughout). Council tax band I.





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