



Treguff Place, St. Mary Church, Nr. Cowbridge, CF71 7LT

The Vale of Glamorgan

Fixed Price £1,395,000

Treguff Place

Travelling from Culverhouse Cross, Cardiff, following the A48 towards Cowbridge, driving through St Nicholas and Bonvilston. Leaving Bonvilston turn left immediately before The Old Post and take the second turning right into and through Llantrithyd. On leaving Llantrithyd turn left immediately before a stone barn (also on your left) which lies adjacent to the road. Follow this country lane into the hamlet of Treguff, turning right up the drive to Treguff Place.
What3words: bravo.shrubbery.advising

Exceptional 6 bed Elizabethan house (parts from 1104), set in 3.46 acres with gardens, orchard, woodland, and hot tub. Historic features, tranquil setting, parking, and outbuildings included.

Council Tax band: H

Tenure: Freehold



Treguff was previously owned by the Abbey of St Peter Gloucester, ownership of which was passed by Lloyd George to The University of Wales (from whom) it was sold to the current owners in the early 1990's. A short history of the property, including an architectural description, is included in 'Glamorgan the Greater Houses' details of which are available on request.

Oak inner double doors lead to ENTRANCE HALL (8'2" x 7'4") fitted carpet, part glazed internal door to LIVING ROOM (18'6" x 17'8") Oak floor, under floor heating, stone mullioned metal casement window to garden, original beams and magnificent carved stone open fireplace, Tudor arch and turned staircase to first floor. Access to DINING ROOM (17'5" x 14') herringbone patterned wood block floor, leaded mullioned window to garden, open fireplace with carved stone surround and beamed ceiling. SITTING ROOM (17'2" x 17'4") (probably the oldest part of the house) flagstone floor, low beamed ceiling and mullioned window to garden, fireplace with timber lintel, wood burning fire and bread oven. Access to READING ROOM (6'7" x 8'1") fitted carpet, small leaded window to garden and door to CLOAKROOM (6'2" x 3'5") white low level WC, pedestal wash hand basin with tiled lower walls. STUDY (12' x 12'7") fitted carpet and window to driveway.

Farmhouse style KITCHEN/DINING ROOM (23'4" x 15'1") oak floor, a lovely informal family kitchen with hardwood double glazed windows to orchard and driveway, extensive range of fitted base and wall cupboards with timber worktops and inset porcelain one and a half bowl sink and mixer tap, modern 'Cooking Range', part vaulted pitched and beamed ceiling with room for large family sized dining table and oak door to CONSERVATORY (15'1" x 8'4") also providing a rear entrance from the driveway, oak framed and double glazed with solid oak floor. Oak door from Sitting room to UTILITY ROOM (14'10" x 10'3") quarry tiled floor, extensive fitted cupboards, timber worktops and porcelain one and a half bowl sink with tiled splash backs. Space and plumbing for washing machine and tumble drier, freezers, etc. Window and part glazed stable door to side yard.

Quarter turn staircase from living room to half landing with doors off to BEDROOM 1 (18'3" x 13') Fitted carpet, leaded mullioned window to south facing garden,, access to walk in wardrobe (14' x 4'), SHOWER ROOM (13' x 3'2") deep fully tiled shower, white pedestal wash hand basin and low level WC and door to annexed DRESSING ROOM (8'1" x 7'2"). BEDROOM 2 (12'1" x 12'7") Fitted carpet, original stone mullion window to three elevations.

Main landing with exposed beams, recessed carved stone fireplace and doors to BEDROOM 3 (18'3" x 13'1") another beautiful room with original floorboards, mullion window to garden with rural views and beamed ceiling. Door to EN-SUITE BATHROOM (9'3" x 8') window to garden, modern white suite including free standing double ended bath, pedestal basin, low level WC and bidet, pitched and beamed ceiling. BEDROOM 4 (20'4" x 15'6") Wood floor, full length window to garden, beamed ceiling and steps down to EN-SUITE SHOWER ROOM (7' x 5'6") fully tiled shower cubicle, and white low level WC and wash hand basin, chrome heated towel rail.

Short staircase to second floor with access to BEDROOM 5 (18'4" x 15'1" max) original floorboards, mullioned window and recessed stone carved fireplace. BEDROOM 6 (12'2" x 12'10") fitted carpet, mullioned window to driveway, narrow door with stairs to priest hole with window to side elevation and BATHROOM (9'2" x 5'9") modern white suite including free standing bath, pedestal basin, low level WC and bidet. A short flight of stairs leads from the top landing to two large ATTIC STORE ROOMS, measuring 34' x 18' overall.

Full rights of way are granted over a private gravelled driveway off which a pillared driveway leads to the rear of the house where there is a gravelled parking area. Further overflow parking is available to the side of the house from which there is access to the extensive grounds which combine a wide flagstone sitting area with geometric box hedge panels, sweeping lawns, with mixed flower beds and mature trees leading to an ornamental pond, pergola and wisteria clad walkway with a large mature orchard to the rear and an adjacent woodland which is also included in the sale, extending in total to approximately 3.46 acres. Large electric hot tub included in sale.

FOOTNOTE: Additional adjacent pasture land is also available by separate negotiation.

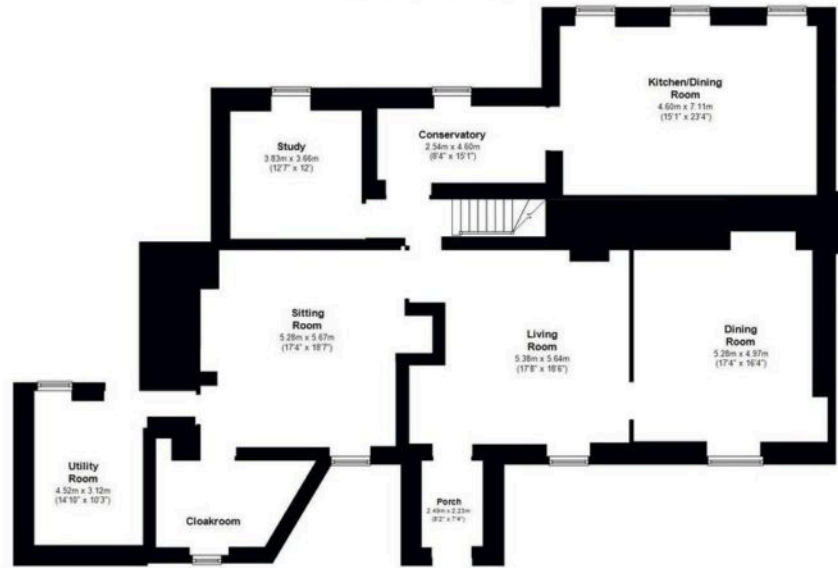


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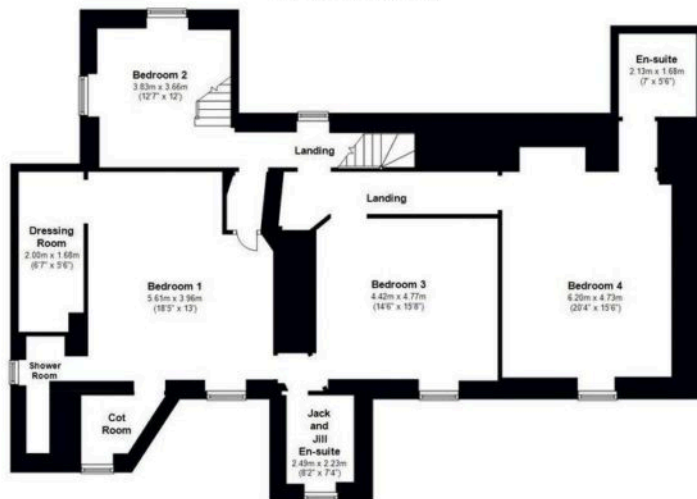
Ground Floor

Approx. 198.3 sq. metres (2134.6 sq. feet)



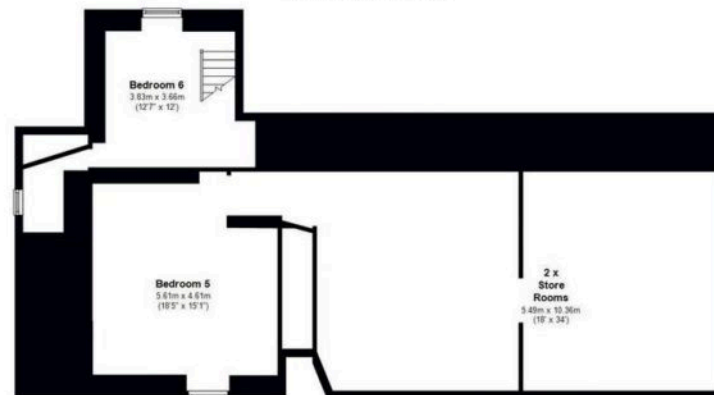
First Floor

Approx. 136.8 sq. metres (1472.1 sq. feet)



Second Floor

Approx. 122.9 sq. metres (1326.3 sq. feet)



Total area: approx. 465.0 sq. metres (5005.3 sq. feet)





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