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herbert r thomas

**The Pines, Nash, Manor Gardens, Nr. Cowbridge CF71 7NS**

The Vale of Glamorgan

**£695,000**

# The Pines

An exceptional, highly flexible detached home with six adaptable rooms, beautiful mature gardens and superb access to Cowbridge, Llantwit Major and Cardiff.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

From our Cowbridge office, proceed in a westerly direction turning left onto Llantwit Major road. Follow this road for approximately 2 miles until reaching a T Junction. Immediately before the T Junction, turn left through original wrought iron manor gates towards Nash Manor House, bear left and the property is on your left hand side.

What3words: canny.dance.washable



A glazed entrance door with side panel opens into an impressive **vaulted reception hall** with timber-panelled ceiling, open-tread staircase and **galleried landing** above.

Timber-effect flooring, fitted cupboards and high-level glazing combine to create a light and welcoming first impression.

The **principal living room** is exceptionally bright, enjoying **windows on three sides**, including full-length double-glazed windows overlooking the gardens. The room features wood strip flooring and a recessed **wood-burning fire** set within a natural stone chimney breast, creating a superb **main reception space**.

There are **two further spacious and highly versatile ground-floor rooms**, providing **flexible accommodation** ideally suited to use as **additional reception rooms, home offices or downstairs bedrooms**. One is currently arranged as a **large study**, benefiting from original wood strip flooring and full-length double-glazed windows. The second is a **double-sized room** with a pitched ceiling, fitted shelving and glazed door and window opening to the side garden; historically used as a playroom, it works equally well as a reception room or substantial ground-floor bedroom, underlining the adaptable nature of the accommodation.

The **kitchen/breakfast room** is fitted with a range of modern Shaker-style units, Corian-style work surfaces and a stainless-steel sink and drainer. Integrated appliances include a fridge, freezer, dishwasher and microwave, with a **Rangemaster cooker** and extractor to remain. A glazed internal door and side screen lead to a large and practical **utility room** with plumbing, storage and doors opening to the garden and driveway.

The **flexible ground-floor accommodation** is served by a spacious **shower room**, comprising a **walk-in shower** with mains attachment, wash hand basin with vanity unit, low-level WC, travertine limestone flooring and chrome heated towel rail.

To the first floor, the **galleried landing** enjoys high-level windows and access to a double airing cupboard housing a foam-lagged hot water cylinder. **Bedroom one** is a large double with oak flooring, fitted **wardrobes** and garden views. **Bedroom two** features a pitched ceiling, built-in wardrobes and full-length double-glazed windows. **Bedroom three** is a smaller double, also with oak flooring, pitched ceiling and views over the mature gardens.

The modern **family bathroom** is fitted with a white suite, including a double-ended bath and large shower enclosure with mains shower. Additional features include **underfloor heating**, fully tiled flooring, a chrome heated towel rail and a frosted double-glazed window.

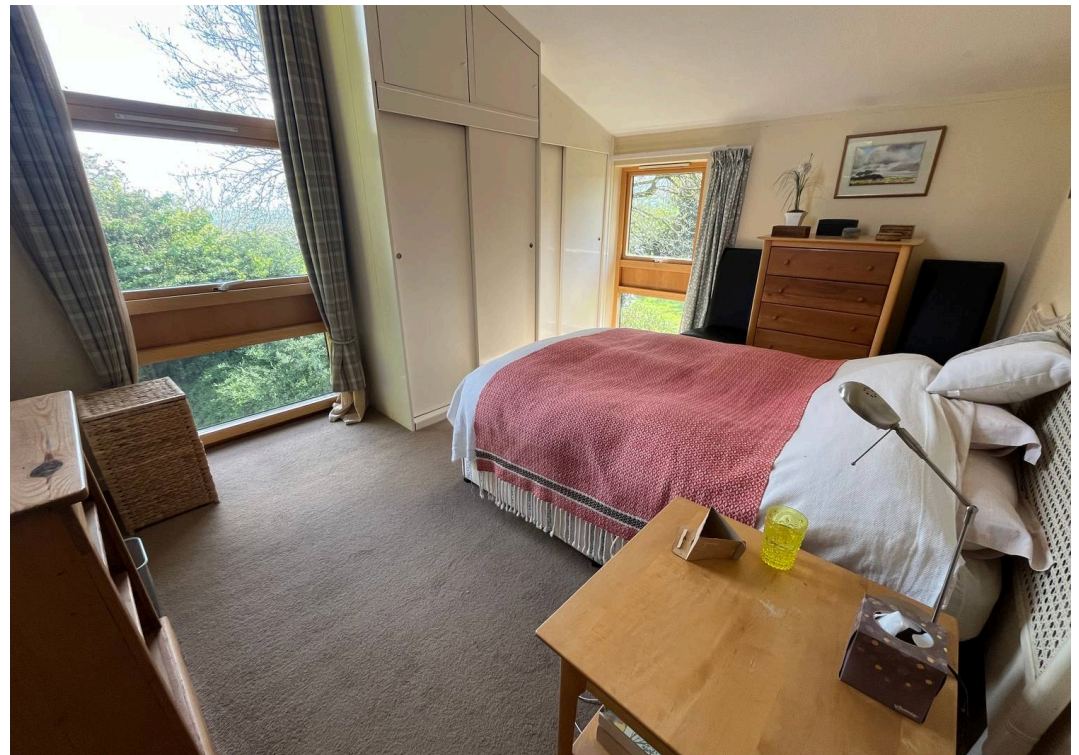
**Double entrance gates** open onto a tarmac driveway providing generous parking and access to a **detached double garage** with up-and-over door, plumbed sink and space for a washing machine and tumble dryer. Adjacent is a **boiler house** containing the **oil-fired central heating boiler**.

The house is surrounded by **mature and beautifully established gardens**, laid predominantly to lawn and stocked with specimen trees and shrubs. A front lawn wraps around to an **enclosed rear garden** featuring a **large ornamental pond** and **sandstone-paved seating areas**, while to the opposite side lies a **substantial level lawn** ideal for family use, again bordered by flower beds and mature planting, creating a private and tranquil setting.

The Pines occupies a **stunning and secluded rural position**, forming part of a small enclave of individually spaced homes within an unspoilt landscape. Despite its peaceful setting, the property enjoys **excellent accessibility**, with **Cowbridge, Llantwit Major and Cardiff all within easy reach**, offering a wide range of schools, shops, leisure facilities and transport links.

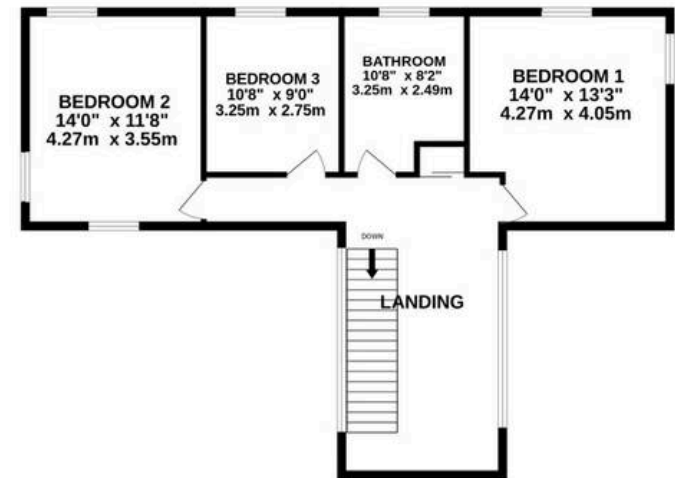
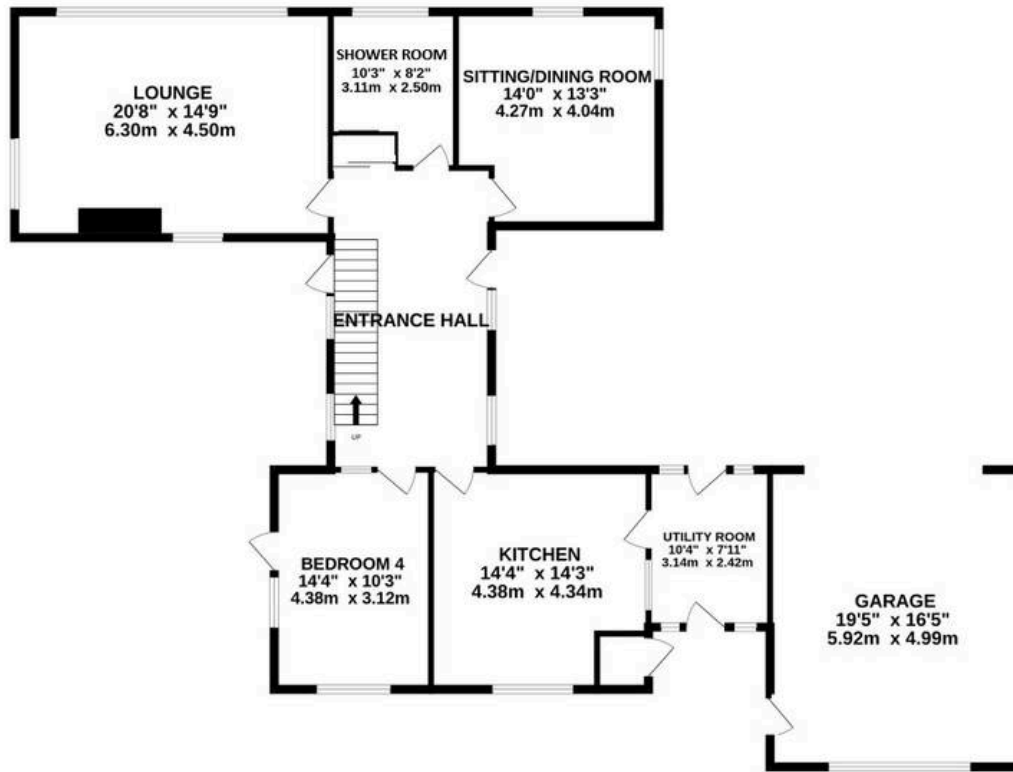


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**GROUND FLOOR**  
1516 sq.ft. (140.9 sq.m.) approx.

**1ST FLOOR**  
761 sq.ft. (70.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2278 sq.ft. (211.6 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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