



Middle Hill , Llancarfan,
Vale Of Glamorgan, CF62 3AD

Watts
& Morgan



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Vale Of Glamorgan, CF62 3AD

Guide Price £1,650,000 Freehold

4 Bedrooms | 3 Bathrooms | 5 Reception Rooms
Garage | 1 Acre Garden

An architecturally-impressive, detached family home with the most amazing Vale countryside views. Located in the reputable village of Llancarfan in the Vale of Glamorgan, this one of a kind home offers family living at the highest specification.

Offering contemporary accommodation over 5,000 sq ft to include; large hallway with cloakroom and WC, lounge with log burner, open plan kitchen/dining/living room with quality appliances and under-floor heating leading to the south facing patio. Also, a family room, home office and gym. Plus, utility room and boot room.

First floor with four double bedrooms and three luxurious en-suites.

One acre garden to include; paved terrace with sunken hot tub area, wrap-around lawns and a garage plus plenty of private parking.

Cowbridge School Catchment. EPC Rating; C.

Directions

Cowbridge Town Centre – 8.5 miles

Cardiff City Centre – 14.4 miles

M4 Motorway – 8.9 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Surrounded by countryside, sits Middle Hill in Llanccarfau. This sleek, contemporary four bedroom home has been extended, and completely re-modelled in the last ten years by its current owners to the highest standard.

High ceilings and oversized quality triple-glazed Danish windows throughout create a dramatic sense of space and light, and take advantage of the surrounding south-facing Vale countryside. Furthermore this family home has been designed with 'Rako' lighting system throughout providing state-of-the-art digital dimming technology to each room, which can be controlled remotely through wireless devices. Along with electrically-controlled curtains, and USB sockets plus surround sound system to the main reception rooms.

To the entrance of this property is a large cloakroom with a range of 'Hammonds' fitted storage for cloaks and shoes, which leads seamlessly into the impressive hallway with its feature sweeping staircase complete with Chandelier above and 'Mandarin Stone' extra large tiled flooring with underfloor heating. Located just off here is a WC, a sizeable home office - with fitted 'Hammonds' furniture and its own access to the front - and a utility room / boot room. The utility room houses the oil-fired boiler and provides extra storage with sink unit. From here there is a superb gym with most equipment to remain, with mirrored wall, large storage cupboard and stunning views across the front lawn and fields beyond.

To the newest part of the property is the lounge with an amazing vaulted ceiling with chandelier, and a central feature to this room is the freestanding 'Chessneys' wood burning stove nestled neatly within a limestone fireplace. This room also connects onto the rear paved terrace via broad sliding doors with remote-controlled curtains. From the lounge there is access into the family games room with pool table to remain; this multi-purpose dual aspect reception room could also be utilised as a ground floor guest bedroom. There is a large walk-in storage room which houses the broadband and electric systems.



CONTINUED...

This luxurious family home centres around the stylish open plan kitchen/dining/living room presenting a range of quality handleless units and Quartz worktops with central Island. A range of integral 'Miele' appliances to remain to include; induction hob with built-in extractor, dual eye-level ovens, micro/grill and warming drawer. Also an integral dishwasher, larder fridge and freezer with full height wine cooler to remain. There is a dual sink unit within the island with 'Quooker' instant hot water tap, and the kitchen continues with the 'Mandarin Stone' tiled flooring with underfloor heating. From here, triple sets of composite doors with electric curtains from each section open onto the paved terrace with electric awning and sunken hot tub area, seamlessly combining indoor/outdoor living and entertaining whilst enjoying the wonderful view over the fields.

From the galleried landing, there are four double bedroom; three with luxurious en-suites. The two south-facing larger room offer the 'Wow' factor with vaulted ceilings and full height glass windows and doors overlooking the rear aspect and surrounding countryside. Both benefit from their own range of 'Hammonds' fitted storage and contemporary en-suites with 'Porcelanosa' tiling and underfloor heating.

SITUATION

The Village of Llanccarfan is positioned within gently rolling countryside and contains a number of period houses, church and public house. Although enjoying the benefits of a rural community, the village is accessible to the nearby Town of Cowbridge and is within the catchment area of the town's well regarded comprehensive school to which there is a bus service. The historic town of Cowbridge includes a range of quality shops, restaurants, a public library, health centre, a leisure centre and various sporting clubs. The heritage coastline lies to the south and west, with its beautiful cliff top walks and mixture of sandy and stoney beaches. The City of Cardiff is also within reach via the A48 road and the M4 motorway provides access to other major commercial centres in the region. There is a main-line railway station at Cardiff providing direct access to London in around two hours.





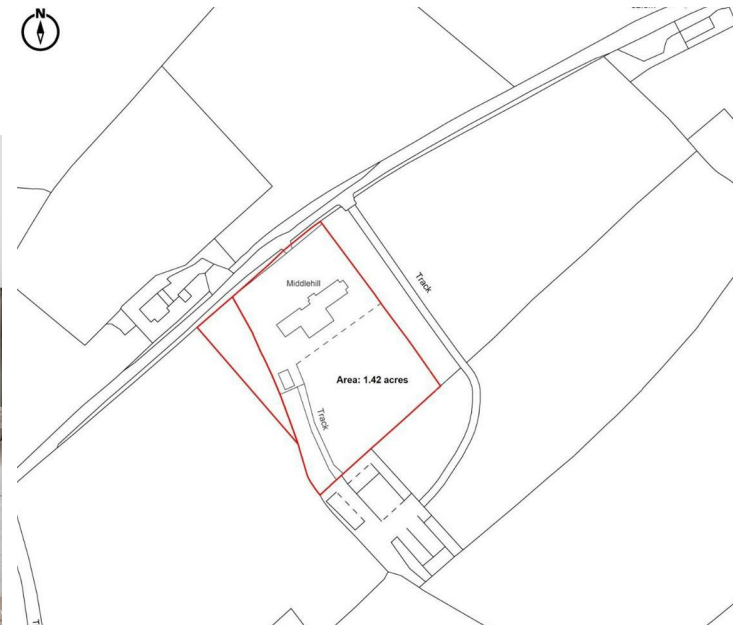
GARDENS AND GROUNDS

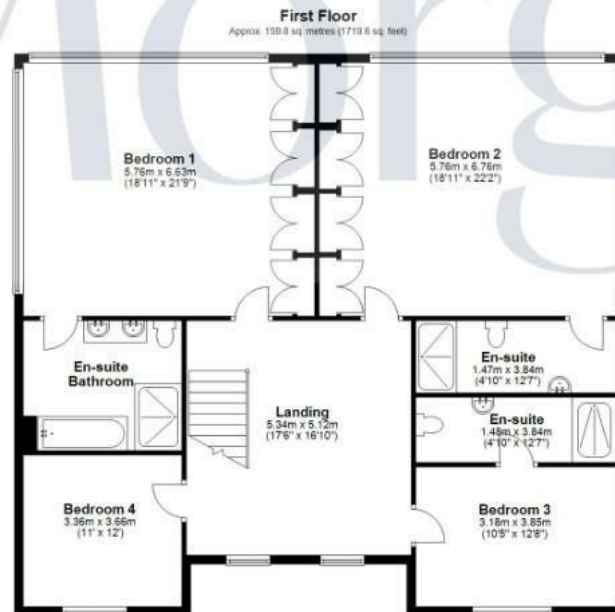
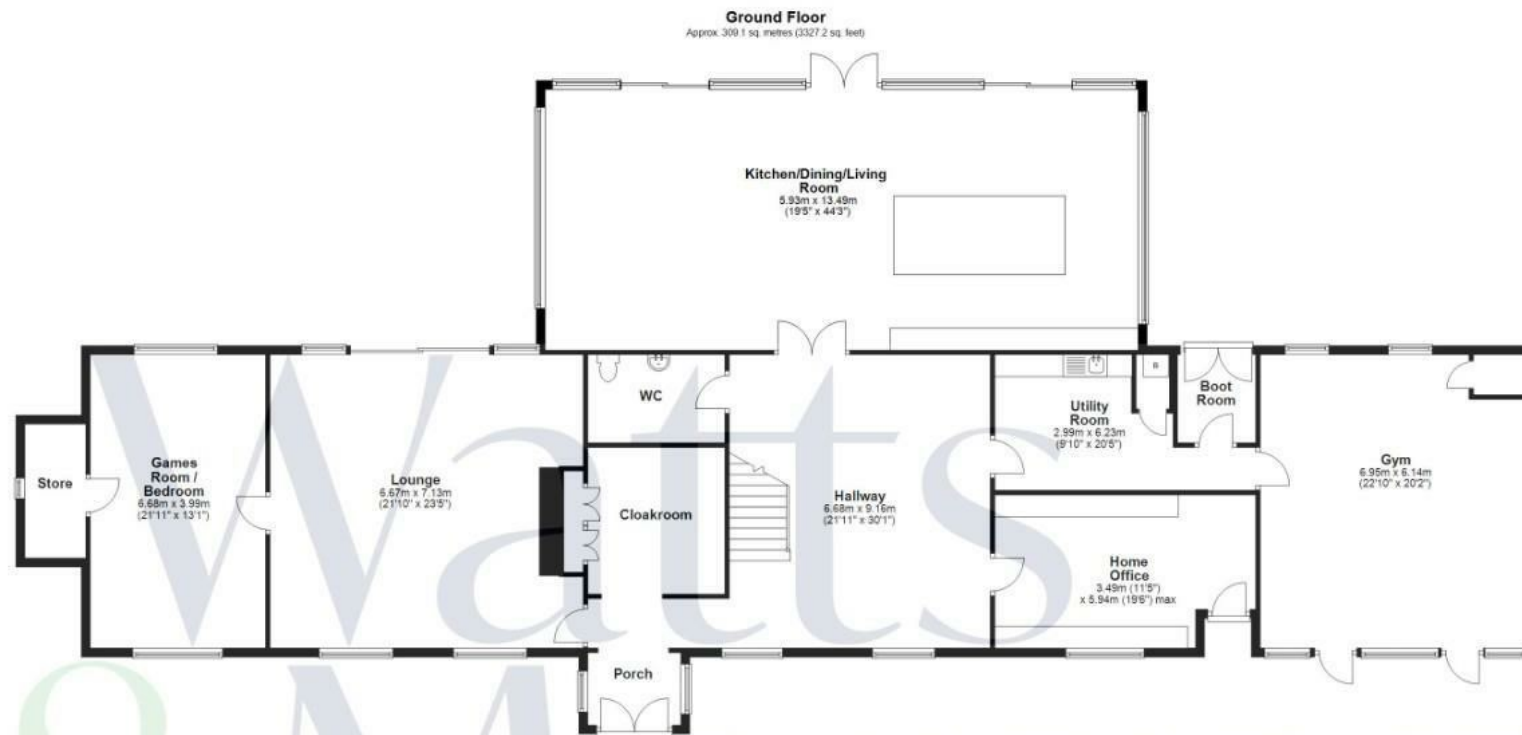
From the lane into the village of Llancarfan, a broad sweeping gated entrance leads onto a large driveway to the side of the property. This, in turn, runs to a detached garage with electric shutter door which houses a 'Honda' ride-on mower to remain. The house lies in approximately 1 acre of gardens to include; a paved sun terrace with electric awning which is ideal for al-fresco dining and to catch the morning through to late afternoon sun, with space for a sunken hot tub. The rest of the gardens are laid to lawn surrounded by countryside views. Also for sale by separate negotiation is approximately 11 acres of land with three barns (further information available on request).

ADDITIONAL INFORMATION

Freehold. Septic tank drainage. Oil-fired central heating. Mains electricity and water. Council Tax Band; I

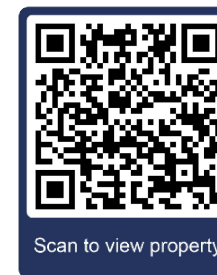
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Total area: approx. 468.9 sq. metres (5046.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	78
EU Directive 2002/91/EC			





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