



Greenacres, Laleston
Bridgend, CF32 0HN

Watts
& Morgan



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£1,750,000 Freehold

4 Bedrooms | 5 Bathrooms | 5 Reception Rooms

Nestled in the village of Laleston, this impressive home offers a remarkable blend of space and luxury. Spanning an expansive 6,930 square feet, this property is perfect for those seeking a generous family home or a residence that accommodates entertaining guests with ease. This exceptional property boasts five well-appointed reception rooms, each room is designed to create a warm and inviting atmosphere. With four spacious bedrooms, this home ensures that everyone has their own private sanctuary with five bathrooms. The historic, conservation village of Laleston, just a short drive from the market town of Cowbridge and Ogmore-by-Sea and the Heritage Coast with excellent transport links via the A48 and M4 both east and west.

Accommodation briefly comprises; grand entrance hallway, lounge, study, dining room, two sitting rooms, kitchen / breakfast room, utility, cloakroom, ground floor shower room, WC, wood fired sauna and indoor heated swimming pool. Serving the first floor; principal bedroom with dressing room and en-suite, second bedroom with dressing area and en-suite, two further generous bedrooms and a luxurious family bathroom. Externally offering gated driveway with ample off-road parking for numerous vehicles, detached double garage, substantial landscaped front and rear grounds of just under 1 acre.

Directions

* Bridgend - 2.3 Miles * Porthcawl - 5.0 Miles * J36 of the M4 - 5.8 Miles * Cardiff - 26.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through double doors to reveal a magnificent entrance hallway adorned with travertine tiled flooring, exquisite stone pillars, and expansive floor-to-ceiling windows. Each door leads to the elegant reception rooms. As you enter the sitting room through the double doors, the travertine flooring continues seamlessly, complemented by a bespoke stone fireplace featuring an inset wood burner. This inviting space also boasts doors that open to the front patio area and windows that overlook the front grounds. The ground floor cloakroom is tastefully designed with tiled flooring, custom-built storage cupboards, a unique vanity unit complete with a wash hand basin, and a discreet WC with a hidden cistern. Access to the versatile study is available, which serves as a delightful reception room. Progressing further, you arrive at the main living room, which showcases a striking large bay window at the rear, complete with a cozy seating area and bespoke storage solutions, all set against the backdrop of tiled flooring and a charming stone fireplace. Sliding doors lead into the formal dining room, where double doors open to the rear, and a generous bay window to the side features a built-in seating area and additional storage. This room also enjoys tiled flooring and a stone fireplace, with double doors that return you to the main hallway. The bespoke kitchen/breakfast room, fitted with a selection of coordinating wall and base units topped with elegant marble surfaces and matching splash-backs, all resting on travertine tiled flooring. Windows overlook the the front, while a central island provides space for high stools. Included appliances feature a space for the freestanding Aga with an inset extractor fan, a 'Miele' 4-ring induction hob, an integrated 'Miele' microwave, oven and grill, as well as a 'Miele' dishwasher. The kitchen also boasts a dual inset sink, a built-in pantry cupboard, a full-length fridge, a full-length freezer, and an integrated speaker system, with windows that overlook the serene rear grounds. A door leads into the hallway, where floor-to-ceiling windows provide a view of the front grounds and access to the utility room. The utility features elegantly designed wall and base units adorned with complementary work surfaces above. Ample space and plumbing are available for two washing machines, complemented by an inset sink and a fully glazed door that opens to the rear. From the hallway, double doors lead into the second sitting room, which boasts solid wood flooring, front-facing windows, and sliding doors that open to the side, accompanied by a built-in storage cupboard. A door from this area leads to a hallway, which features a second staircase ascending to the first floor. The sitting room is further enhanced by an inset fireplace and a sophisticated built-in surround sound speaker system. The pool area features a modern shower room and a separate WC with wash basin, along with a custom wood-fired sauna. This elegant space features tiled flooring and boasts three sets of bi-folding doors that open to the front, complemented by soaring vaulted ceilings and Velux windows. Additionally, it houses a spacious indoor heated swimming pool and a beautifully tiled jacuzzi.

The first-floor landing features four windows overlooking the rear with wonderful views, complemented by a Velux skylight. It includes custom-built storage cupboards and a dedicated control room. The principal bedroom with carpeted flooring and boasts a walk-through dressing area adorned with bespoke built-in wardrobes, elegant spotlighting, and windows that face the front and side aspects. This leads into the master en-suite, which showcases exquisite marble tiles a wash hand basin set within a vanity unit, and a spacious double walk-in shower enclosure equipped with both a rainfall head and a freehand shower head. Additionally, there is a second walk-in dressing room featuring bespoke built-in wardrobes, windows facing the front, and stylish spotlighting. Bedroom Two is fitted with carpeted flooring, windows to the front and side aspects, spotlighting, a walk-through dressing area with bespoke built-in wardrobes, and a second en-suite. This en-suite is enhanced by travertine tiled flooring, a sunken bathtub, a wash hand basin set within a bespoke vanity unit, and a double shower enclosure complete with a window to the side. Bedroom Three features solid wood flooring and front-facing windows. The fourth double bedroom also offers solid wood flooring and windows overlooking the front. The family bathroom is equipped with a luxurious suite that includes a freestanding 'Ashton & Bentley' bathtub ,shower enclosure and a bespoke marble vanity unit featuring his and hers inset sinks, along with a WC.

GARDENS AND GROUNDS

Situated in the heart of Laleston, a set of electric gates leads to a private driveway that accommodates off-road parking for multiple vehicles. A second set of robust wooden gates provides access to the front grounds. The property enjoys a substantial landscaped plot of just under 1 acre and features a generous front garden adorned with tall trees, ensuring a secluded atmosphere. A spacious patio area, ideal for outdoor furniture, all enclosed by stone boundaries. The property benefits from an idyllic location backing onto rolling fields behind. Additionally, there is a detached double garage equipped with two sets of electric doors. The property is secured with CCTV, outdoor lighting, and custom iron gates that open to both the front and rear gardens. The garage boasts a pitched roof with loft space. An outdoor pergola area is also available, perfect for a hot tub.

ADDITIONAL INFORMATION

Freehold. Mains electric, water and sewerage connect to the property. Gas central heating. Council Tax: Band I. EPC Rating "C".

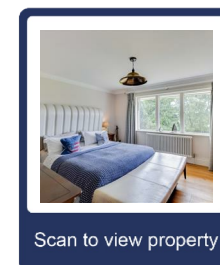




Total area: approx. 643.9 sq. metres (6933.4 sq. feet)



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	EU Directive 2002/91/EC	



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.



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