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herbert r thomas

Llwynhelig House Llwynhelig, Cowbridge

Cowbridge

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Walking distance to Cowbridge High Street and amenities. Handsome country house located on the edge of Cowbridge Town Centre within walking distance of the High Street. A most impressive 6 bedroom house set in approximately 1.5 acres, together with 3 bed coach house conversion, timber lodge, shepherds hut and garaging.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

Directions: From our Cowbridge office, turn right onto Westgate, travel under the flyover of A48 towards Cardiff, as you go around the sharp bend turn left into the gated driveway on Llwynhelig House.



Walking distance to Cowbridge High Street and amenities. Handsome country house located on the edge of Cowbridge Town Centre within walking distance of the High Street. A most impressive 6 bedroom house set in approximately 1.5 acres, together with 4 separate self contained units, presently generating a significant income.

Pillared, portico entrance leads via Victorian double doors to DINING ROOM (22'11" x 14'6"), stone fireplace with slate hearth and inset 'Clearview' multifuel fire. INNER HALL (26'10" x 4'4"), 'L' shaped with stairs to first floor. DRAWING ROOM (23'1" x 15'3"), luxuriously finished with hardwood double glazed bay and patio doors to garden, feature fireplace. SITTING ROOM (18'1" x 14'8"), two picture windows both with original shutters, feature fireplace with marble surround, 'Top Stack' multi fuel fire. MORNING ROOM (16'9" x 10'), built in cupboards, presently used as a study.

BREAKFAST ROOM (10'8" x 8'), built in Welsh dresser and double sided glass display unit, stone tiled floor. Opening to KITCHEN (18'8" x 11'5"), fitted kitchen in a 'Clive Christian' style, hand made in solid oak with range of 'Shaker style' cupboards, granite worksurfaces, porcelain twin sink, built in freezer, dishwasher, 'Rangemaster' induction hob and extractor hood, double oven and warming trays, matching island with breakfast bar, hardwood windows with inset shutters. CLOAKROOM, low level WC and wash hand basin with vanity cupboard, chrome heated towel rail. CELLAR (16'1" x 11'4"), flagstone floor, 7' ceiling light and 'Trianco' oil fired central heating boiler.

LANDING, MASTER BEDROOM SUITE (23' x 16'3"), stunning bay window overlooking mature gardens, feature fireplace with Victorian wrought iron grate. DRESSING ROOM (12'2" x 7'7"), fitted wardrobes. EN-SUITE BATHROOM, (10' x 5'8") walk in shower with glazed entry doors, low level WC, twin sinks with chrome taps and vanity units, chrome heated towel rail. BEDROOM 2 (15'1" x 15'1") in French country style, feature fireplace with Victorian grate, picture window to front, oak flooring. EN-SUITE BATHROOM, (14'10" x 4') 'P' shaped bath with shower over, pedestal wash hand basin with vanity unit, low level WC, chrome heated towel rail. BEDROOM 3 (14'11" x 12'9"), built-in wardrobes. BEDROOM 4 (15'4" x 11'10"), picture window to front, built in wardrobes and double drawers. FAMILY BATHROOM, (8'6" x 7'10") panelled bath, pedestal wash hand basin and low level WC, built in storage cupboard containing hot water cylinder tank, chrome heated towel rail, Velux window and exposed beams. STORE ROOM (9'9" x 4'9") or walk in dressing room with floor to ceiling mirror, fitted wardrobes and shoe cupboard.

Connecting doors to ground and first floor allow access to the East wing, known as 'The Pheasantry' which can either be used as an integral part of the property, or as a very comfortable annex. Side hallway with separate staircase to first floor. FAMILY ROOM with open plan KITCHEN (18'9" x 19'10"), 'Shaker style' cream fitted units corner kitchen, in a 'U' shape with corrian effect work surfaces, chrome sink and drainer, induction hob and fitted oven, feature fireplace with oak mantle with multi fuel burner, picture window to front elevation, exposed oak beam.

LANDING, Velux window. BEDROOM 5 (20'6" x 9'6"), delightful room with exposed natural stone walls, fireplace with Victorian grate and picture window to front elevation BEDROOM 6, (10'10" x 9') window to rear, wood effect laminate floor. EN-SUITE SHOWER ROOM, (4'10" x 8'6") shower cubicle, low level WC and wash hand basin with vanity cupboard. BATHROOM, (8' x 7'3") ceramic roll top bath, pedestal wash hand basin and low level WC, chrome heated towel rail, exposed stonework and beams, oak boarded flooring.

Adjacent to the main house is a, substantial, detached property known as 'The Quail'. To the first floor a LIVING/ DINING ROOM with open plan KITCHEN (17'1" x 20'1" overall), range of wall and base cupboards, induction hob with fan oven and extractor, dishwasher, washing machine, free standing fridge freezer and walk in pantry. Living area with Upvc sash window to forecourt. MASTER BEDROOM (13'9" x 9'3"), Upvc double glazed sash window to front, fitted carpet. EN-SUITE, (7'6" x 5'10") 'P' shaped bath with shower over, pedestal wash hand basin and low level WC, chrome heated towel rail. To the ground floor, BEDROOM 2 (14'8" x 10'3"), high gloss fitted wardrobe. BEDROOM 3 (12'7" x 10'5"). BATHROOM, (10'3" x 4'6") walk-in shower cubicle with chrome rainfall shower head, low level WC and wash hand basin with vanity unit, chrome heated towel rail.

In addition, a spacious letting unit known as 'The Cabin', is also included in the sale. This comprises an attractive two bedroom holiday let unit of substantial proportions, together with an adjacent 'Shepherd Hut' style holiday unit.

Wrought iron electric gates to large gravelled forecourt providing extensive parking. Mature gardens lying to the side and rear of the property, laid principally to lawn, specimen trees, shrubs and feature areas. Kitchen garden with an abundance of storage sheds, OUTDOOR HEATED POOL, modern paved sitting areas, pool house with changing facilities, additional bar/ entertainment building. A beautiful house and exceptional gardens, set in approximately 1.5 acres, all within walking distance of Cowbridge High Street.



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Ground Floor
Approx. 197.4 sq. metres (2125.0 sq. feet)



First Floor
Approx. 206.4 sq. metres (2221.9 sq. feet)



Total area: approx. 403.8 sq. metres (4346.9 sq. feet)





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