



Llanwensan Fach
Peterston-Super-Ely, Vale of Glamorgan, CF72 8NU

Watts
& Morgan



Llanwensan Fach, Peterston Super Ely,

Vale of Glamorgan, CF72 8NU

Guide price: £1,250,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A truly exceptional property located to the north of Peterson-Super-Ely thoroughly and sympathetically renovated to retain its simple, elegant Georgian style throughout. Decorated throughout with understated muted tones and in exceptionally well kept order, the accommodation includes: living room and second, family sitting room both with wood burning stoves, dining room with double doors opening to the south facing frontage. Sizeable kitchen breakfast room with hand-crafted kitchen with central island. Also ground floor utility room and cloakroom. To the first floor: principal bedroom with en suite shower room; second en suite guest bedroom, two further double bedrooms and a family bathroom. Set within surrounding gardens and grounds of approaching 2/3 of an acre Llanwensan Fach enjoys panoramic southerly views over its own large lawn, paddock and fruit garden, pergola seating area and west facing sheltered patio garden. Modern, brick-built multi-purpose outbuilding currently used as a home office / sitting room, gym and store.

Directions

Cowbridge Town Centre – 9.2 miles

Cardiff City Centre – 8.7 miles

M4, J34 Misken – 3.1 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Located about 2 miles north of Peterston Super Ely, Llanwensan Fach is a detached, period farmhouse understood to date from the 17th century. The accommodation has organically grown over time and comprehensively refurbished and modernised just over a decade ago, retaining its Georgian character and providing an elegant, understated stylish home. A centrally positioned front door leads into the ground floor hallway from which a staircase leads to the first floor and tiled floor extends into the family snug and through into an inner hallway. The largest reception room, a family lounge, is to the south western corner of the property with a shuttered sash window to the front elevation. It has, as a focal feature, a wood burning stove resting on a raised hearth within the exposed stone chimney breast; the woodblock flooring is a fabulous honey colour. A connecting door links to the kitchen/breakfast room. A second, smaller family sitting room also looks to the front elevation and again features shuttered windows to the front elevation and a wood burning stove, the exposed stone chimney breast flanked by bespoke storage units. The kitchen-breakfast room is a wonderful space to the rear of the property having double width doors opening to an amazingly sheltered, west facing patio garden, perfectly placed to catch the afternoon and evening sun and ideal for alfresco dining. The kitchen itself is fitted with a range of hand-crafted solid wooden units with matching central island and light granite work surfaces throughout. Appliances, where fitted, are to remain and include twin 'Neff' ovens, hob, separate microwave/grill/warming drawer combination and an integral dishwasher. Wine cooler included whilst a tall fridge freezer is available by separate negotiation. There is ample room remaining for a family sized dining table. An inner hallway leads to the back door of the property, skirting past a utility room and a cloakroom. Linking from this is the most recent addition to the property, a dining room with pitched roof and double doors opening to the front garden. It features the same woodblock flooring as the lounge.



To the first floor the light filled landing area has doors leading to all four bedrooms and to the family bathroom. The largest, principal bedroom features its own stylish, en suite shower room. A second guest bedroom is also en suite. The third and fourth bedrooms are both generous doubles and both share use of the luxurious family bathroom with corner shower cubicle and contemporary slipper bath.

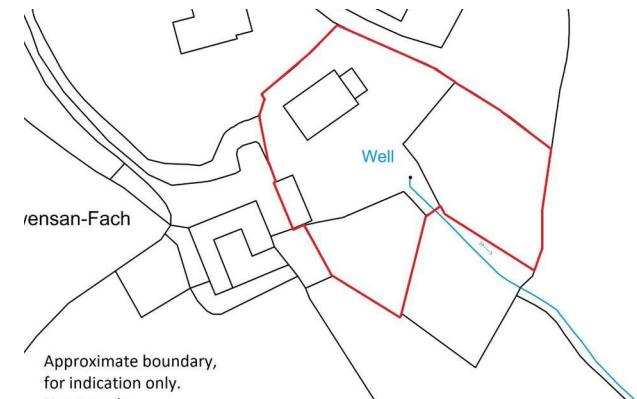
Additional information

Freehold. Mains electric and water connect to the property. Drainage to be confirmed. Air-source heating (underfloor heating to most rooms). Council tax: Band G

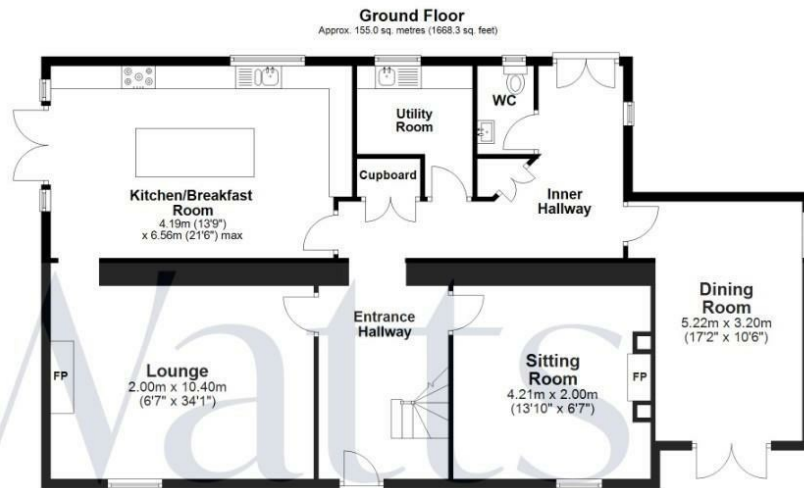
Garden & Grounds

Situated in an elevated location on a ridge to the north of Peterson-Super-Ely, Llanwensan Fach enjoys a fine southerly aspect with sweeping, panoramic views over the area from sunrise in the east to sunset in the west. The property is set within gardens and grounds of 2/3 of an acre in total, enclosed by fencing and hedging. The grounds themselves are, to the main, to the front, southern elevation predominantly laid to lawn. The wonderfully soft lawn leads to a paddock of close to 1/4 of an acre while another section, beyond a Haha, including a number of fruit and soft fruit trees overlooked by a potting shed from which there are superb views over the area

Overlooking the lawn is a separate outbuilding, built in recent years in a traditional style to match other local farm buildings. It provides a great degree of flexibility, being suitable for many and varied uses currently used by the owners as a home office / sitting room together with a gym. These two rooms flank a central washroom. To the western side of the property and accessed directly from the kitchen is a sheltered, private seating area positioned to enjoy a westerly aspect and ideal for al fresco entertaining. To the western side of the gated entrance to the property are two parking spaces solely for the use of Llanwensan Fach; an electric car charging point is to remain.



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	60	
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 309.7 sq. metres (3333.8 sq. feet)

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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