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herbert r thomas

The Old Rectory, Llangan CF35 5DW

Vale of Glamorgan

£1,395,000

The Old Rectory

Exceptional Grade II listed country home (13th century origins), beautifully restored, with grand interiors, stunning gardens, double garages, summer house, and far-reaching rural views.

Council Tax band: I

Tenure: Freehold

- Grade II listed residence dating in part to the 13th century, rich in historic charm
- Beautifully presented and meticulously maintained throughout
- Elegant reception rooms including a grand drawing room and formal dining room with feature fireplaces
- Stunning farmhouse-style kitchen/breakfast room with AGA, marble worktops and bespoke cabinetry
- Luxurious principal suite with marble-finished ensuite, plus three further spacious bedrooms
- Versatile accommodation including guest suite, multiple reception areas and ancillary rooms
- Set within extensive, landscaped gardens with delightful rural views and churchyard access
- Sweeping gravel driveway, integral garage, detached garage and charming summer house



An exceptional Grade II listed country residence of considerable distinction, with origins dating back to the 13th century, beautifully restored and impeccably maintained, set within exquisite mature gardens enjoying far-reaching rural views.

A pair of elegant glazed double doors open into a charming **entrance porch**, featuring a pitched timber-panelled ceiling, original tiled flooring and sash windows, leading through to an impressive **central reception hall**. This striking space is defined by a traditional spindled half-turn staircase, high coved ceilings and refined proportions, setting the tone for the accommodation beyond.

The principal reception rooms are both generous and beautifully appointed. The **drawing room** enjoys dual-aspect small-paned windows and centres around a Clearview wood-burning stove set within an ornate carved stone surround. The **formal dining room** offers a refined setting for entertaining, with a woodblock floor, elegant proportions and a striking marble fireplace housing a further Clearview stove. A separate **sitting room** provides a more intimate retreat, complete with shuttered windows and a charming stone-silled display niche.

To the rear, a second hallway leads to a superb **kitchen/breakfast room**, thoughtfully designed in a hand-painted farmhouse style. Featuring flagstone floors, marble worktops and a comprehensive range of cabinetry, the space is centred around an oil-fired AGA, complemented by integrated Neff appliances. Character features include a stone archway and access to an original spiral staircase. Adjoining are a well-appointed **utility room**, practical **boot room**, and a stylish **cloakroom**.

Accessed from the kitchen is a beautifully appointed **orangery**, bathed in natural light, thanks to an elegant wall of full-height glazed doors that seamlessly connect the interior to the landscaped garden beyond. The space offers an inviting atmosphere, centred around a contemporary wood-burning stove that adds warmth and character.

The first floor offers a magnificent **principal suite**, complete with bespoke fitted wardrobes and a luxurious ensuite bathroom finished with marble surfaces, twin basins and a double-ended bath. Two further generous double bedrooms overlook the gardens, while a fourth bedroom—formerly the original servants' quarters—has been sympathetically reimagined into a charming guest suite with its own ensuite and period detailing. A beautifully finished **family bathroom** completes the accommodation.

The property is approached via electrically operated wrought-iron gates flanked by stone pillars, opening onto a sweeping gravel driveway and integral garage. The **gardens are a particular feature**, extending to expansive lawns interspersed with mature specimen trees, established planting and stone pathways.

Directions

Travelling from our Cowbridge office in a Westerly direction, filter onto the A48 towards Bridgend. Turn right off the A48 at the Pentre Meyrick crossroads, follow this road turning left to Llangan Village immediately after the Primary School. This property is the last house on the right hand side after the church before leaving the village. What3words: eager.letters.tearfully



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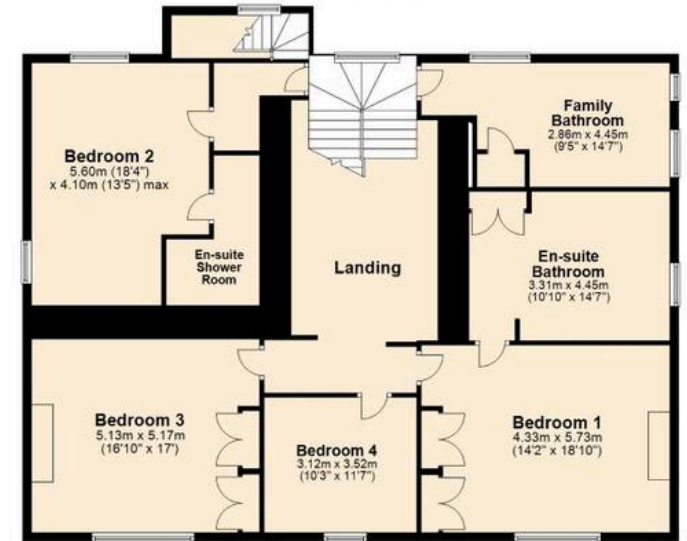
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Ground Floor
Approx. 250.1 sq. metres (2892.6 sq. feet)



First Floor
Approx. 160.6 sq. metres (1728.2 sq. feet)



Total area: approx. 410.7 sq. metres (4420.7 sq. feet)

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