

Tresilian Wood

St Donats, Llantwit Major, CF61 1ZB



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An unmissable business and lifestyle opportunity to acquire an award-winning coastal retreat and established "hidden treasure" overlooking the Glamorgan Heritage Coast of Wales.
Praised by visitors as a "perfect little oasis of beauty."


Since its acquisition in 2014, this former arboretum and land has been meticulously transformed into a 7.5-acre luxury woodland retreat that balances understated luxury with a serene, natural environment. With a beautiful home (TAN6 Dwelling) overlooking the coast, this site currently operates as a successful turn-key business featuring six bespoke letting units, including the spacious Pavilion, the enchanting Walden Lodge, the cosy Bugail Hut, and three charming Cabans equipped with private outdoor kitchens and bathrooms.

Development & Sustainability

Thoughtfully designed for future growth, the property is equipped with modern infrastructure including solar panels, air source heat pumps, and essential services distributed across the site. For those looking to expand this coastal sanctuary, significant value is unlocked through existing planning permissions for:

- Four additional luxury lodges
 - One further Bugail Hut
- 30 camping pitches and a private sauna

Whether you are seeking a lifestyle business or a premier development project, this estate offers a rare blend of success and untapped potential in one of South Wales' most breath taking locations.

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- 7.5 Acres situated on the Vale Heritage Coastline
- High Specification Throughout
- TAN6 Residential Dwelling and 6 Luxury Holiday Letting Accommodations
- Valuable Existing Planning Consent to Expand the Business with Planning for a further 4 Lodges, Shepherds Hut Accommodation, 30 Camping pitches and Sauna/ Wellness Facility, with Services Already Available
- Tranquil and Idyllic Location
- Uninterrupted Views Across the Coastline with Direct Access to the Welsh Coast Path
- Several Beautiful Beaches Close at Hand and the Stunning Glamorgan Heritage Coast
- Bus Routes Offering Access to Transport Links
- EPC Rating: D

Location

Hide is located in its own 7.5 acre arboretum, overlooking the Jurassic Coast in South Wales. St Donats is a tiny hamlet in the Vale of Glamorgan, just outside Cardiff positioned on the cliffs on the Heritage Coastline. St Donats is home to the Atlantic World College, there is also access through the castle grounds to its historic church. A short distance to the east is Llantwit Major and its range of local amenities, including shops and public transport links. Cowbridge is also just a short drive away, and Bridgend, Cardiff and Swansea are within easy commuting distance by road or rail via Llantwit Major's train station. Cardiff Airport is located just 20 minutes away via car. There are several 14th Century pubs within walking distance via the Welsh Coast Path. The Vale also boasts numerous historic attractions and charming towns. Several stunning beaches are also within easy reach.





Main Dwelling

Accommodation

The private home at Tresillian Wood is as equally stunning as the letting accommodation, offering its garden terrace with commanding views of the Jurassic Coast and sea. With generous high ceilings and solid oak floors, this elegant home features a large double bedroom, a living room with a wood burner, a dining room, an office/bedroom, a bathroom, a fitted kitchen, a laundry room, and a separate WC. Additionally, to the rear of the property is a substantial workshop that could easily be adapted to create additional bedrooms and bathrooms to suit family use subject to the appropriate consents. (The overall size of the home and workshop is 175 sq/m).

Ground Floor

Kitchen

Front door opens through into kitchen. Modern fitted kitchen with features to include: a range of wall and base units. 1.5 stainless steel sink and drainer with mixer tap and filter water tap. Belling cooker with five ring induction hob. Extractor fan over. Splashback. Space for freestanding fridge/freezer. Tiled flooring. Skimmed walls and ceiling. Pendant ceiling light. Wooden double-glazed window to side. Door through to the utility room. Door through to inner hall.

Utility Room

The stable door offers access to the outside. A range of wall and base units. 1.5 stainless steel sink and drainer with mixer tap. Space for washing machine. Space for tumble dryer. Space for dishwasher. Tiled flooring. Skimmed walls and ceiling. Wooden double-glazed window to side. Air condition unit/heat pump.

Inner Hall

Tiled flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Door to WC. Door to dining room. Door leads through into workshop area.

WC

Two-piece suite in white comprising low level hidden cistern WC. Wash hand basin with mixer taps set into a vanity unit. Tiled flooring. Skimmed walls and ceiling. Radiator. Pendant ceiling light. Storage cupboard.

Dining Room

Spacious dining room with powder-coated aluminium French doors opening out onto the wonderful gardens, allowing plenty of natural light. Part tiled flooring. Further solid oak flooring. Part panelled walls. Further skimmed walls and ceiling. Drop down ceiling lighting. Double doors open through into living room. Further door opens through into the bedroom. Air condition unit/heat pump.





Living Room

Two powder-coated aluminium double glazed windows to front overlooking the pretty gardens. Continuation of solid oak flooring. Skimmed walls and ceiling. Wall lights. Feature stone wall behind feature free standing log burning stove with exposed chimney set on a slate hearth.

Master Bedroom

Two powder coated aluminium double-glazed windows to front, enjoying those fantastic views over the front gardens. Range of skimmed and painted brick walls. Skimmed ceiling. Continuation of solid oak flooring. Radiator. Pendant ceiling light. Air condition unit/ heat pump. Door through into office/bedroom two. Opening through to bathroom and dressing room.

Office/Bedroom Two

One powder coated aluminium double glazed windows to front, enjoying those fantastic views over the front gardens. Range of skimmed and painted brick walls. Skimmed ceiling. Continuation of solid oak flooring. Radiator. Pendant ceiling light. Full-length run of fitted sliding cupboards.



Inner Hall

Bathroom

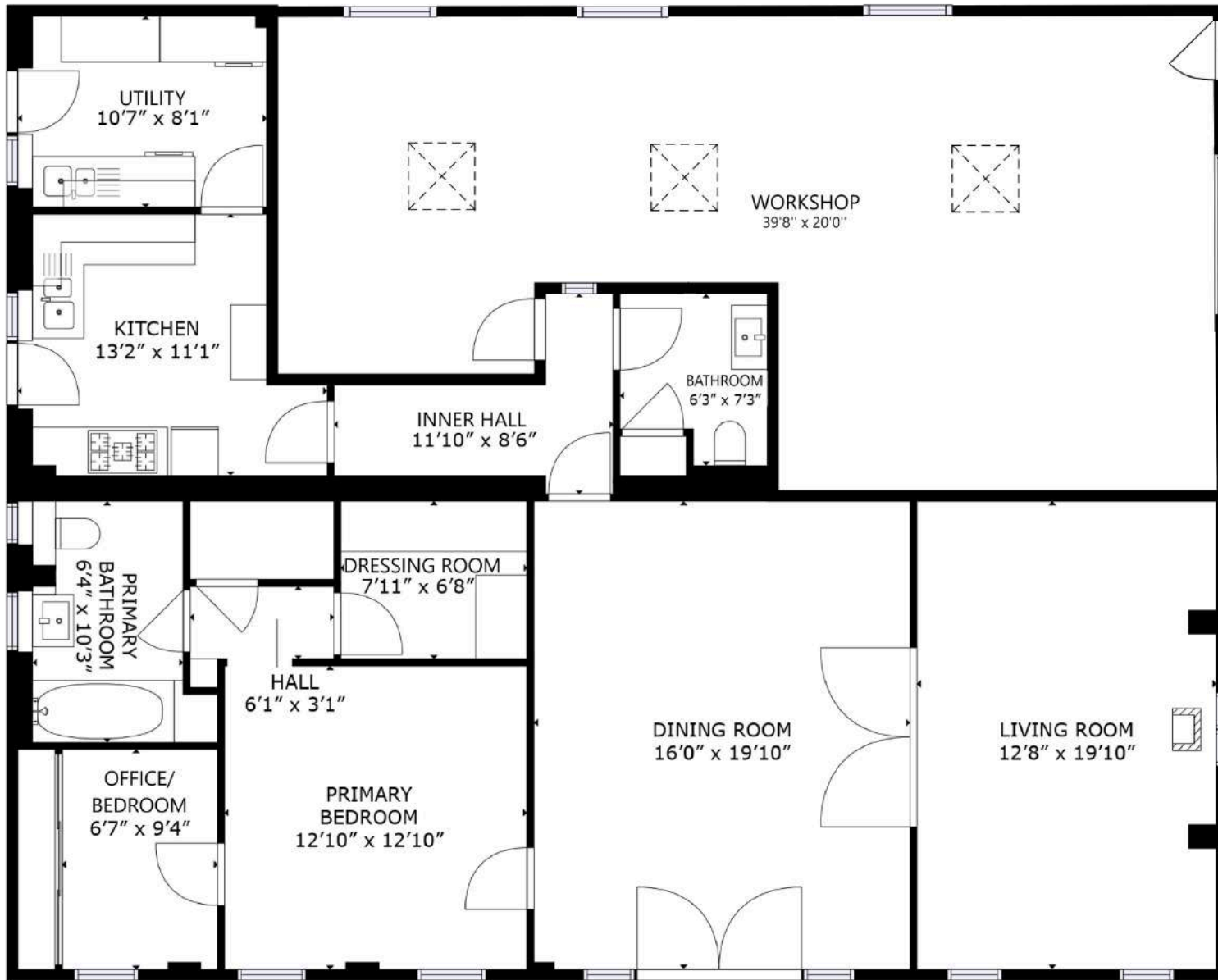
Three piece suite comprising panelled bath with hot and cold taps and handheld showerhead attachment. Tiled splashbacks. Low level hidden cistern WC. Wash hand basin with mixer taps set into vanity unit with storage below. Tiled flooring. Skimmed walls. Towel warmer. Extractor fan. Two obscure glazed windows to side elevation.

Dressing Room

Plenty of space for wardrobes. Tiled flooring. Skimmed walls and ceiling. Pendant ceiling light.

Workshop

Easily adaptable to create additional bedrooms and bathrooms to suit family use, subject to appropriate consent. Eaves storage. Three UPVC double glazed windows to the rear elevation. Two further Velux windows offering plenty of natural light. Pedestrian door to the side. Double timber doors open out to the side.



The Pavilion



The Pavilion

The Pavilion is uniquely positioned to cater to both the romantic couples' market and families or a licenced recreational area. The defining feature of The Pavilion is its extraordinary five-metre panoramic power-coated aluminium window. This architectural statement piece offers an immersive, ever-changing view of the Jurassic Coast, allowing guests to relax watching the sea from the comfort of a curated sanctuary. Currently used as a self-catering accommodation sleeping up to 4 guests.

The Master Suite: Features a luxurious Super king bed, positioned to maximize the sense of space, this open-plan living is a vast, light-soaked sitting room with a dedicated TV and dining area, perfectly balanced for both relaxation and entertaining with a wood burner which anchors the living space, creating a warm, year-round focal point. At the rear of the building is a Twin Bedroom, providing flexibility for diverse guest profiles. Also featuring a high-specification kitchen, and modern shower room.

The Pavilion extends its living space outdoors, offering guests a private environment to engage with the elements on a Private Terrace: An elevated platform for morning coffee or sunset viewing.

The Pavilion can also be simply adapted to make use of its full planning consent as a recreational area with a large open plan studio room with bar, spa treatment room and current alcohol licence.

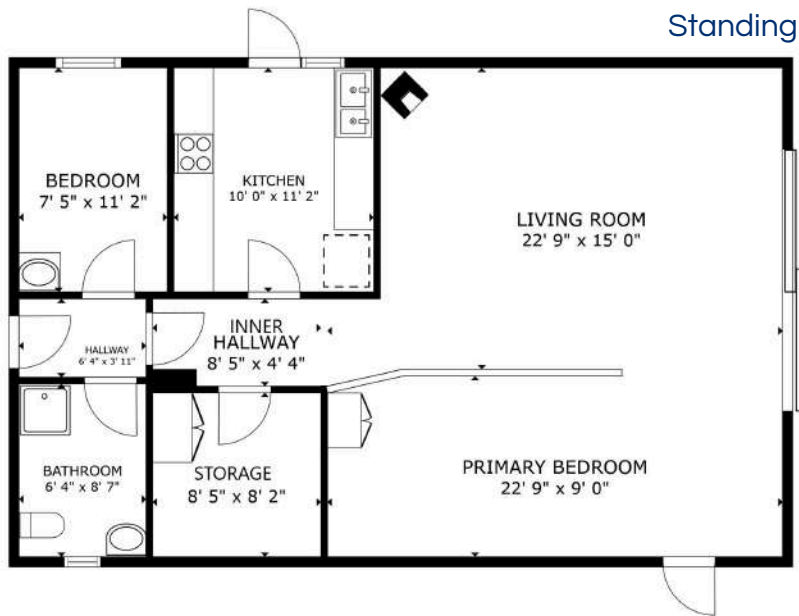
GROUP CAPACITY

Yoga/Pilates: 12

Theatre style talks: up to 40

Private dining: 36

Standing event (celebrations etc.): 60



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 929 sq.ft.
TOTAL = 929 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

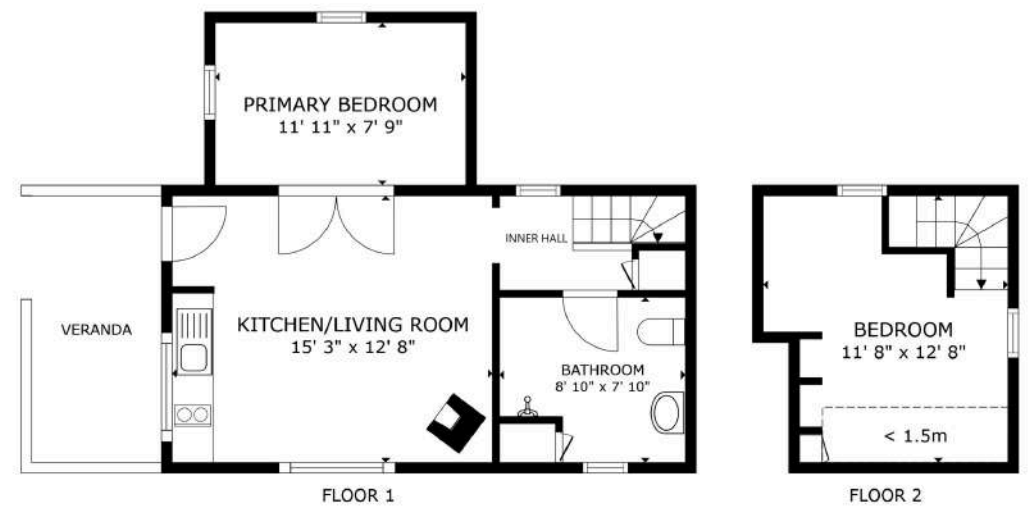


Walden Lodge - Two Storey

A flagship asset within the business portfolio, Walden Lodge represents the perfect synergy between nature and human inspiration. Positioned to capture partial sea views and the revitalizing salt air of the Jurassic Coast, this lodge is designed as an "idyllic escape" that caters to both the high-end couples' market and soulful family adventures.

This split-level lodge offers a sophisticated residential feel, packed with artisan works from stained glass to textile artworks and commissioned blankets. An expansive, fully fitted kitchen, dining area, and sitting room designed for communal relaxation. Centred around a traditional wood burner, the lodge offers a cosy, atmospheric sanctuary regardless of the Welsh weather. This open plan area leads to a downstairs double bedroom through double doors for easy accessibility. Also, on the ground floor is a large, high-specification shower room. Access the second floor via a neat wooden staircase, revealing a flexible family-style room that comfortably accommodates a double bed and a single bunk. A private terrace provides the perfect outdoor dining and views of the Jurassic coastline.





GROSS INTERNAL AREA
FLOOR 1 409 sq.ft. FLOOR 2 114 sq.ft.
EXCLUDED AREAS : VERANDA 78 sq.ft. REDUCED HEADROOM 23 sq.ft.
TOTAL : 523 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Bugail Hut

The Bugail Hut (shepherds hut) is engineered for modern comfort, offering a fully self-contained living experience that eliminates the need for shared facilities. A thoughtfully designed double bed and dining area that maximizes every inch of the 'shepherd's hut' footprint. Equipped with a chilli penguin wood burner, ensuring the hut remains a cozy, high-demand booking throughout the autumn and winter months. This unit features a private internal shower room and a fully equipped kitchenette with terrace and secluded area within the arboretum.





Three Luxury Cabans

Three Cabans, with views directly onto the Jurassic coastline offering the perfect balance of rustic charm and modern convenience: A bespoke double bedroom and integrated dining area designed for comfort and flow. Each with its own private, separate kitchenettes and bathrooms. These cabans can be disassembled within 4 hours and can be relocated with minimal ground preparation. There is a chilli penguin wood burner that enables all year bookings.







Gardens and Grounds

Tresilian Wood is located within a ring fenced 7.5 acre block of its own land. 2.5 acres of the land are woodlands. Originally an Arboretum, the land is planted with a selection of mature trees and shrubbery. They allow plenty of shade and sanctuary to all those seeking privacy and relaxation.

Services & Tenure

The property is being sold on a freehold basis. Two septic tanks. Mains electricity (phase 3) and water. Cabling, soil pipes and water supply laid ready for additional unutilised planning. Numerous sustainable initiatives, such as solar panels and air source heat pumps, are used on-site.

Viewing Arrangements

Viewing to be arranged for daylight hours and by appointment only through the sole agents.

All Enquiries

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Contact



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HARRIS & BIRT



Site License

The site is open for 12 months per annum for all accommodation. Currently, there is unutilised planning in place for 30 camping pitches from April to October, as well as an additional 4 lodges, Shepherds Hut Accommodation and Sauna/ Wellness Facility. A premises license for the retail of alcohol is also held, making the hosting of events a potential business diversification.

TAN6 Rural Enterprise Occupancy Condition

The occupation of the dwelling should be limited to a person solely or mainly working, or last working, on a rural enterprise in the locality or a widow, widower or surviving civil partner to such person and to any residential dependants; or if it can be demonstrated that there is no such occupiers, then B. a person or persons who would be eligible for consideration for affordable housing under the local authorities housing policies, or a widow or widower or civil partner of such person and any resident dependants.

Directions

From our offices at 65 High Street, turn right and proceed up the High street and turn left onto the Llantwit Major Road. At the Nash Manor crossroads turn left onto the Llantwit Major Road and at the roundabout take the second exit into Llantwit Major. Go straight across the next roundabout and take the right hand turning for Castle Street. Travel along Castle Street until you enter West Street, The Old Castle will be on your right hand side. At the T Junction turn right onto Dimlands Road, follow the lane until you reach playing fields on your left hand side. The property is directly opposite the fields on your right hand side.





HARRIS & BIRT

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