



Llwynhelig House Llwynhelig, Cowbridge

Cowbridge

£1,550,000

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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.

Handsome 6-bed country house on 1.5 acres with a 3-bed coach house, all within walking distance of Cowbridge High Street and local amenities.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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A handsome Grade II listed **country house** located on the edge of Cowbridge town centre, within **walking distance of the High Street**. This impressive **six-bedroom home** sits in generous grounds and includes **four separate self-contained units**, all currently generating significant income. These comprise a **three-bedroom coach house conversion**, a **two-bedroom timber lodge**, and a **one-bedroom shepherd's hut**.

THE MAIN HOUSE A pillared portico entrance opens via Victorian double doors to the **DINING ROOM**, featuring a stone fireplace with slate hearth and a multifuel stove. The inner hall leads to the **DRAWING ROOM**, finished to a high standard with hardwood bay and patio doors to the garden and a feature fireplace. The **SITTING ROOM** offers two picture windows with original shutters and a marble-surround fireplace with a multifuel burner. A **MORNING ROOM** with built-in cupboards is currently used as a study.

The **BREAKFAST ROOM** includes a built-in Welsh dresser and opens into a well-appointed **KITCHEN**, handmade in solid oak in a classic Clive Christian style with granite worksurfaces, porcelain twin sink, integrated appliances, and a matching island with breakfast bar. A **CLOAKROOM** sits off the hall, while the **cellar** houses the oil-fired central heating boiler.

Upstairs, the **PRINCIPAL BEDROOM** enjoys a stunning bay window overlooking the mature gardens and includes a **DRESSING ROOM** and luxurious **EN-SUITE**. A second **EN-SUITE BEDROOM** is styled in French country décor. There are **TWO FURTHER BEDROOMS**, a family bathroom, and a useful **store room**. A connecting door provides access to the **EAST WING, 'THE PHEASANTRY'**, which can be used as part of the main house or as a self-contained annexe. It includes a generous **FAMILY ROOM with open-plan KITCHEN, TWO BEDROOMS, a BATHROOM, and an en-suite SHOWER ROOM**.

Adjacent to the main house is **'THE QUAIL'**, a substantial detached property. The first floor offers an open-plan **LIVING/DINING ROOM** with fitted **KITCHEN**, while the ground floor provides **THREE BEDROOMS, BATHROOM and SHOWER ROOM**.

Also included is **'THE CABIN'**, a spacious letting unit featuring a well-equipped **KITCHEN/BREAKFAST ROOM** with large island, a sizeable **LIVING ROOM** with wood-burning stove, a **PRINCIPAL BEDROOM with EN-SUITE, a SECOND BEDROOM, and a SEPARATE SHOWER ROOM**. An additional **SHEPHERD'S-HUT** style holiday unit provides combined **LIVING/SLEEPING SPACE, a small KITCHEN, and a SHOWER ROOM**. Both units generate excellent income.

The property is approached via wrought-iron electric gates opening onto a large gravelled forecourt with extensive parking. Mature gardens lie to the side and rear, mainly laid to lawn with specimen trees, shrubs, and attractive landscaped areas. A **kitchen garden, OUTDOOR HEATED POOL, paved terraces, a POOL HOUSE** with changing facilities, and a separate **BAR/ENTERTAINING BUILDING** complete the grounds.

A beautiful home with exceptional gardens, all within easy walking distance of Cowbridge High Street.



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Main House

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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