



Lyndon Grove, St James Stables, Llanblethian, CF71 7JY

Asking price £2,450,000

BRINSONS & BIRT

**67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF**  
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Situated on the outskirts of Cowbridge, a superb equestrian facility and luxurious house set in about 14 acres and with planning permission for the keeping, training and breeding of horses. The location is a most convenient one literally just a few minutes drive from the popular and fashionable market town of Cowbridge and situated in the heart of the rural Vale of Glamorgan. Cowbridge offers an excellent range of market town facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, etc. The Vale of Glamorgan is an area well known for equestrian pursuits.

The good local road network brings major and local centres including the capital city of Cardiff, Swansea, Bridgend, Llantrisant, Barry, etc all within comfortable distance and access to the M4 motorway, main line railway and Cardiff Wales Airport brings other parts of the country within easy reach.

It is unusual to find a house of this quality with this range of facilities in such a delightful yet convenient location and inspection is thoroughly recommended.

Situated on the outskirts of Cowbridge, a superb equestrian facility and luxurious house set in about 14 acres and with planning permission for the keeping, training and breeding of horses.

The house, known as Lyndon Grove, has been the subject of an extensive and stylish refurbishment and remodelling by the present owners and now offers extremely luxurious accommodation including five/six bedrooms and three bathrooms on two floors with the upper floor currently providing a splendid master suite of bedroom, dressing room and bathroom. Ground floor accommodation includes a most impressive reception/dining hall, cloakroom, large drawing room, beautifully fitted large kitchen/breakfast room, study, utility room and there is also a large detached games room. Lyndon Grove enjoys private gardens with a southerly aspect to the rear and views over the surrounding countryside but is still only a few yards walk from the stables.

The stables comprise a large U shaped yard, open to the south, laid to stone sets. Arranged around the yard are 19 boxes. Behind the main yard and joined to it is a very large upper yard also laid to stone sets and providing extensive parking and storage space. Additional facilities include a greetings room for clients, office and rest room for grooms, large hay barn, storage, etc. Across the upper yard is the foaling block with 8 boxes, tack room and hay barn. Adjoining the upper yard is a horse walker.

The entire area including buildings and yards is about 14 acres and includes a ménage. The ground is laid to a series of paddocks with mostly natural hedges.

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## Accommodation

### Ground Floor

#### Entrance Porch

Stone line archway entrance. Flagstone floor. Windows to side. Storm doorway.

#### Reception/Dining Hall 23' x 14'3" (7.01m x 4.34m)

An immediate impression of space, light and style. Cross hatch patterned marble floor. Inset ceiling lighting. Double glazed French doors from the dining area lead out to the south facing rear terrace and garden. Hand built double turn stairway to first floor.

#### Cloakroom

Matching floor to hall. Travertine tiled walls. Inset ceiling lighting. Suite comprising low level WC with concealed cistern. Individual wash hand basin set on marble top semi-circular bergere style cupboard.

#### Drawing Room 23' x 14'3" max (7.01m x 4.34m max)

An impressive through-room with picture window overlooking the front garden and French doors leading out to the rear terrace and enjoying southerly garden view. Limestone tiled floor. Inset ceiling lighting. Massive inglenook style fireplace lined in limestone with high ornate carved mantel.

#### Study 10' x 8'6" (3.05m x 2.59m)

Glazed double doors from kitchen/breakfast room. Limestone floor. Built-in wall to wall floor to ceiling dresser style unit finished in cream with central open shelves flanked by glazed display cases above drawers and cupboards.

#### Kitchen/Breakfast Room 26'9" x 14'3" (8.15m x 4.34m)

Beautifully fitted with a range of hand built units painted in cream with oak work surfaces and tiling and lighting between wall and base units. Limestone floor and a range of lighting options and in the dining area glazed French doors lead out to the rear terrace and garden. Features include four oven Aga finished in cream set in arched tiled recess with mantel over, Stoves stainless steel built-in oven, built-in stainless steel microwave, Villeroy & Bosch cream ceramic 1.5 bowl sink unit, matching central island unit, range of wall cupboards including glazed illuminated units. Side window overlooking the paddock. A further area (8'6" x 6'9") leads off the main kitchen with the same limestone floor and range of units and inset ceiling lighting. Window overlooking the front courtyard. Cupboard housing washing machine and tumble dryer. Space for American style fridge/freezer. Belfast sink. Built-under dishwasher with decor panel. Range of lighting options.

#### Rear Hall

Limestone floor. Coat hanging space. Range of wall cupboards. Cupboard housing the Worcester gas fired boiler which heats the central heating system and domestic hot water supply. Inset ceiling lighting. Stable doorway to outside.

### First Floor

#### Landing

Elegant double turn staircase from reception. Double turn stairway to second floor. Walk-in shelved airing cupboard.

#### Guest Suite Bedroom 17'3" x 14'3" max (5.26m x 4.34m)

Lovely southerly views over the gardens and countryside beyond. Air conditioning. En-suite is:

#### Guest Suite Bathroom 14' x 7' narrowing to 5'9" (4.27m x 2.13m narrowing to 1.75m)

Wonderfully luxurious with Travertine floor and walls and fitted with luxury modern suite. Low level wc set on Travertine plinth with concealed cistern. Twin oval wash hand basins recessed into black granite topped classic French style dressing table. Walk-in over sized Travertine lined shower cubicle with glass door and panel mosaic lined inside with illuminated display shelf and fitted with rain head shower, three body sprays and hand shower. Wall mounted recessed mirror fronted waterproof TV.

#### Bedroom Three 14' x 9' (4.27m x 2.74m)

Wide ranging countryside views to the south. Air conditioning. Oak floor. Currently used and fitted out as a dressing room.

#### Bedroom Four 13'9" x 12'6" (4.19m x 3.81m)

Air conditioning. Wonderful views. Oak floor.

#### Bedroom Five 13'9" x 10'6" (4.19m x 3.20m)

Views over front garden.

#### Bathroom Three 10' x 5'6" (3.05m x 1.68m)

Another wonderfully luxurious bathroom with walls and floors finished in marble. Copper style shell wash hand basin set in black granite surround on gilded base. Low level wc with concealed cistern. Combined bath with shower over with twin curved glass panels to side. Rain head shower, body sprays and hand shower. Inset ceiling lighting. Extractor.

### Second Floor

#### Master Suite

Approached via full staircase modelled in the same style as the principal staircase. Currently entirely used as a master suite with bedroom, dressing room and bathroom but could easily be used as two bedrooms and a bathroom, staff flat, etc.

#### Landing

Inset ceiling lighting. Window overlooking the yard and countryside beyond.

#### Master Suite Bedroom One 17'3" x 16'3" (5.26m x 4.95m)

Attractive high pitched ceiling with inset ceiling lighting. Windows to either side afford delightful wide ranging views. Oak floor. Air conditioning.

#### Master Suite Dressing Room 16'3" x 13'9" (4.95m x 4.19m)

Marble floor. Inset ceiling lighting. Wide ranging views. Extensive range of quality dressing room fitments.

#### Master Suite Bathroom One

Luxuriously fitted with modern suite in white comprising low level WC with concealed cistern, wash hand basin with cupboard under and walk-in shower with marble walls to match the marble floor. Inset ceiling lighting. Extractor. Wide ranging countryside views.

#### Outside

Wide entranceway with plenty of parking and plenty of room for large commercial vehicles is laid to stone sets and leads to a gateway opening up onto the main entrance drive which leads up to the stable yard. Leading off this main driveway is the driveway to Lyndon Grove which opens up to form a large front courtyard with parking for numerous cars. Attractively laid out private front garden screened by evergreen hedge. The principal garden is to the rear and enjoys a southerly outlook. The rear garden is

laid principally to lawn with well stocked shrubbery and natural hedge borders. To the west is enjoyed an outlook over the paddock. The garage off the front courtyard driveway has been converted into a GAMES ROOM (19'6" x 19') and fitted out internally with an oak floor and inset ceiling lighting. New ceiling with access to roof storage. French door access. Side window. Fireplace with electric fire.

### St James Stables Equestrian Centre

The Equestrian Centre is very well self-contained and could be run separately from Lyndon Grove if required. The property is unusual in that it has full planning permission for the keeping, training and breeding of horses and this was granted in June 2013 by the Vale of Glamorgan Council.

The complex is approached via a stone set driveway designed to take large vehicles. A gateway off the main driveway leads into the main yard laid to stone sets with linked stables on three sides. To the west there are four boxes, to the east six boxes and a reception area and to the north five boxes. All boxes lead out to a covered walk way running around the yard. The north boxes are part of a larger building with a central interior isle with a further five internal boxes the other side of the isle. There is a covered walk way through to the rear yard also laid to stone sets and offering an impressively large open space for parking vehicles etc. To one side are grooms quarters and storage and a large hay barn. At the top of the yard is the foaling block which provides eight stables, hay barn and tack room. Adjoining the upper yard is the ménage and horse walker. The land extends to approximately 14 acres to the west and south and divided into a number of paddocks.

#### Main Yard One

Seventeen fully matted loose boxes including American style undercover barn with quality powder coated large internal Monarch stables. Automatic drinkers. Double size fully matted wash box with hot/cold water supply. Large feed store. Fully fitted heated tack/rug room. Wired for CCTV.

#### Rear Yard Two

Stand alone with its own entrance. Eight loose boxes. Large wash box. Hay/feed store. Tack/rug room.

#### Facilities

Grooms room. Groom/visitors toilets. Groom/visitors kitchen facility. Office with kitchen and shower facilities.

#### Outside

Approximately 14 acres of secure paddock. Natural hedge or post and rail fencing. Two field shelters with automatic waterers. Large Dutch hay barn. All weather surface ménage (approximately 200'). Monarch undercover five horse horse walker. Large all weather surface turn out/lunge pen. Brick muck storage with built-in ramp. Extensive outside yard lighting. Extensive parking for horse box and large vehicles. Fully paved yards and parking areas.

A rare opportunity to find such a well put together facility so conveniently close to Cowbridge and then to other major centres yet enjoying complete privacy and delightful countryside. Inspection is thoroughly recommended.

#### Directions

From Cowbridge at the traffic lights turn on to the St Athan Road (left coming down, right coming up) and then immediately right on to Broadway. Drop down the hill, cross the River Thaw and at the end of the road go round to the left and up Llanmihangel Hill. At the top the road goes round to the right and a few yards further on, on your right hand side is the entrance to St James Stables.

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