



The Meadows, Gypsy Lane, Groeswen, CF15 7UN
£1,150,000

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF

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Stylishly appointed individual detached house skilfully created by extending and refurbishing an original stone cottage to create four bedrooms, three bathrooms, two huge living rooms, large kitchen/breakfast room and utility room. Detached lodge in the grounds provides ground floor double garage and large office with huge kitchen/dining/living room upstairs and double bedroom with en suite ideal for guest accommodation. The property is set in c.4 acres of mature private gardens via gated entrance and features a large pond with central island for the duck house. There is also a large detached stable block with two large boxes, tack room and storage. Attractive Cotswold stone driveways and plenty of parking space.

The location is nicely tucked away and private but is only a few minutes drive to major roads providing easy access to local town facilities and to A470 and M4 bringing major centres including Cardiff, Newport etc all within comfortable commuting distance. There is also easy access to mainline railway station.

A rare opportunity to purchase an easy run country estate close to major centres with enough land to provide considerable privacy and recreational for equestrian interest.

MAIN HOUSE

Ground Floor

Entrance Hall 11' x 6'6" (3.35m x 1.98m)

Glazed storm doorway. Two windows enjoying garden views. Natural stone flooring with underfloor heating.

Drawing Room/Dining Room 28' 9 x 17'3" (8.53m 0.23m x 5.26m)

A splendidly large principal reception room enjoying views over the rear garden and approached via double doors. The drawing room features a massive brick chimney breast stretching to ceiling height with sandstone tiled hearth and brick lined recess fireplace housing the cast iron wood burning stove. Illuminated arched recess to either side. Window overlooking rear garden. Traditional oak dogleg stairway divides the dining room from the drawing room. In the dining room, there is an attractive fireplace finished in sandstone with a matching hearth and arch brick lined fireplace fitted with gas coal fire. Arch illuminated recesses either side of fireplace. Glazed double doors lead through to the garden room and enjoy views over rear garden.

Garden Room 31'6" x 20' into bay (9.60m x 6.10m into bay)

L shaped. A splendidly large, high pitched glass roof with opening velux windows. Glazed all around so enjoying delightful views over the gardens on two sides. Ceiling fan. Central heating so useable room all year round. Glazed double doors lead out to terrace.

Kitchen/Breakfast Room 20'9" x 10'8" (6.32m x 3.25m)

Comprehensively fitted with an extensive range of matching wall and base units finished in oak style with granite work surfaces and tiled splashbacks. Features include porcelain 2.5 bowl sink unit, built under Bosch fridge with decor panel, built under Bosch dishwasher with decor panel, Range Master range finished in cream. Built in fridge and freezer. Extensive range of matching wall units. Natural stone flooring with underfloor heating. Oak beamed ceiling with inset ceiling lighting. Two windows enjoying delightful views over the garden.

Utility Room 8' x 7' (2.44m x 2.13m)

Well fitted with wall and base units and granite work surfaces with tiled splashback. Features include sink unit, space and plumbing for washing machine, space for tumble dryer. Flooring to match kitchen. Oak exposed beams. Ceiling lighting. Window enjoying garden view. Airing cupboard housing the hot water system and boiler.

Bathroom Three

White jacuzzi suite comprising low level WC, lozenge shaped wash hand basin and double walk in shower. Natural stone tiling to floor and walls. Heated towel rail.

First Floor

Gallery Landing

Easy graded dogleg stairway.

Master Suite Bedroom One 27'9" x 10'3" (8.46m x 3.12m)

Splendidly large principal reception room enjoying lovely wide ranging views over garden. Further window to side. An impressive room with pitched ceiling in parts stretching up to 14' with inset ceiling lighting. Exposed beams.

Master Suite Bathroom One

An impressively large and luxuriously fitted ensuite bathroom with modern suite in white comprising double ended jacuzzi bath with free standing central pillar spout, taps and hand shower. Vanity unit with two jacuzzi shaped wash hand basins with wall spouts and block controls. Low level WC. Bidet. Jacuzzi "The Young Collection" shower unit with twin overhead head large rain showers and twin individual body sprays and head showers. Natural stone tiled floor and walls. Heated towel rail. Inset ceiling lighting. Extractor. Opaque glazed window.

Suite Bedroom Two 12'9" x 12'6" (3.89m x 3.81m)

14' high pitched and beamed ceiling with spotlighting. Velux window. Window enjoying views over rear garden.

Suite Bathroom Two

Fitted with luxury jacuzzi suite in white comprising low level WC, lozenge shape wash hand basin with pillar tap set on vanity unit, Daryl oversize shower cubicle fitted with Grohe shower. Walls principally tiled in natural stone with matching floors. Pitched and beamed ceiling around 10' high with inset ceiling lighting and fitted with remote control velux window. Stainless steel radiator and towel rail.

Bedroom Three 17' x 9' (5.18m x 2.74m)

Double glazed window to rear. Pitched ceiling with exposed beams and velux window. Views over rear garden.

Bedroom Four 9'9" x 5'3" (2.97m x 1.60m)

14' high pitched beamed ceiling with inset spotlighting. Window enjoying view over rear garden.

THE LODGE

An attractive modern building with high pitched roof. Detached from the main house and approached via its own Cotswold driveway and parking space.

Ground Floor

Entrance Hall

UPVC storm doorway. Useful under stair storage.

Double garage 21'9" x 19'5" (6.63m x 5.92m)

Remote control double up and over doorway to front. Inset ceiling lighting. Window. Radiator. Wall mounted Glow worm easicom28 gas fired boiler which heats the central heating system and domestic hot water supply.

Office 21'3" x 11'3" (6.48m x 3.43m)

Very useful good size room approached via UPVC double glazed patio doors leading out to the front and also directly from the entrance hallway. UPVC double glazed doorway to rear. Plastered ceiling with recess spotlighting.

First Floor Flat

Approached via ground floor hallway with external doorway. Small landing at the top of the stairs with access directly to the living room/dining room/kitchen and the bedroom suite.

Living Room/Dining Room/Kitchen 21'3" x 18'6" (6.48m x 5.64m)

A splendid room with 11' high pitched beamed ceiling with inset ceiling lighting. There is a range of windows enjoying views over the gardens. The kitchen area is L shaped with polished floors. Fitted with a range of oak style wall and base units with marble effect work surfaces and tiled splashbacks. Features include built under washing machine with decor door, breakfast bar set under window to enjoy the views, built under fridge with decor panel, corner carousel, built under double oven with four ring gas hob over and filter built into arched glazed canopy over with tiled backplate, built under dishwasher with decor panel,

porcelain 1.5 bowl single drainer sink unit under window with lovely views. The living room/dining room area is carpeted, and there is a useful recess storage.

Bedroom 14'3" x 11'3" (4.34m x 3.43m)

11' high pitched ceiling with inset ceiling lighting. Windows on two sides enjoy views over the grounds. Ensuite is:

Bathroom One

Well fitted with modern suite in white comprising low level WC, block wash hand basin set on vanity unit with cupboard under, semi circular corner shower unit fitted with over head shower and tiled internally, extractor. Terrazzo tiled floor. Terrazzo tiled splashbacks to wash hand basin. Velux window. Inset ceiling lighting. Stainless steel radiator/towel rail.

Outside

The lodge is approached via a driveway laid to Cotswold gravel with a substantial parking area with access directly to the garage. To the front of the lodge is a covered veranda stretching about 30' across the front of the property with timber pillars supporting the pitched roof and laid to stone sets which project out to the front. Decorative wind vane set on the top of the building.

STABLE BLOCK

Detached building approached via Cotswold driveway with plenty of parking space. Attractively finished in combination of stone, brick and timber.

Ground Floor

Loose Box One 25 x 11'6" (0.64m x 3.51m)

Stable door. Window. Pitched and beamed ceiling. Electric light and power. Sealed floor.

Loose box Two 25' x 11'6" (7.62m x 3.51m)

Stable door. Window. Pitched and beamed ceiling. Electric light and power. Sealed floor.

Tack room 25' x 13' (7.62m x 3.96m)

Timber double doors. Electric light and power. Ladder leading up to storage area.

First Floor

Storage Area 25' x 13' (7.62m x 3.96m)

Pitched ceiling with maximum height of around 8'. Ladder access from tack room. Large fully opening window.

THE GROUNDS

The Meadows stands in c.4 acres of garden and paddocks laid principally to lawn surrounded by mature hedges creating considerable privacy. The property is approached via a fine pair of high electrically operated timber gates set between brick pillars flanked by stone walls with driveway leads to stone sets creating an imposing and private entrance. Wide driveway laid to Cotswold gravel with flagstone pathways to either side and lit by Victorian style lamp posts. Gently curves up towards the main house with a triangular shaped central island laid to grass with stone wall feature and Victorian style lamp. To the left the Cotswold stone driveway continues up to the Lodge and garage with plenty of parking space. To the right, the driveway leads to the Stable Block and then goes on to the courtyard parking at the front of the property again laid to Cotswold gravel. Further decorative courtyard laid to Cotswold gravel with lit central ornamental fountain. Paved terrace leads to front door and continues all around the property widening out considerably to the back of the house with access directly from the garden room and drawing room. The grounds are laid principally to grass and there is a large feature pond with grass banks around with a central island with willow and duck house. Orchard area. The whole garden area has been laid out with easy of maintenance in mind making for an ideal place for children to play or for equestrian interest.

Services

Mains water and electricity. Central heating by gas (LPG). Private drainage.

Planning Application

Pre - Planning Application in for a holiday park with 14 chalet units to the front of the property.

Directions

From Cardiff - Take the A470 road North and at the Nantgarw sign signposted Caerphilly turn off and go under the A470 and up the A468 Caerphilly Road to the first roundabout. Take the first exit onto the old Nantgarw road and the first turning right signposted Gypsy Lane. After driving through copse of trees the impressive entrance to The Meadows is on your left hand side with plenty of space to park in front of the gate.

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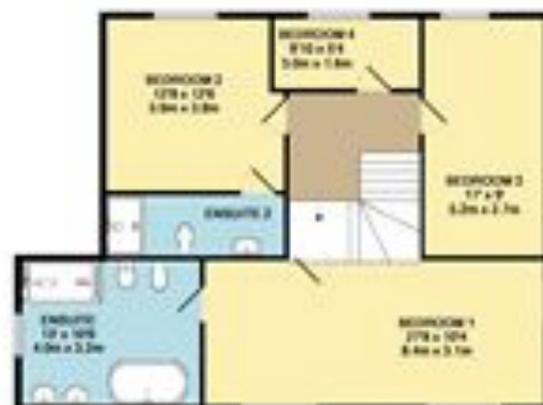
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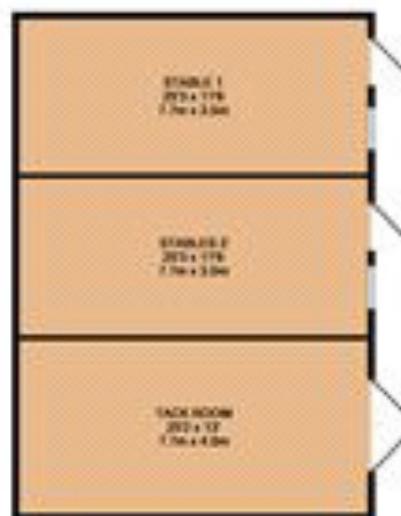








GROUND FLOOR



FIRST FLOOR



These plans are intended as a guide only. The dimensions of the floor plan are not intended to be used as a basis for any construction or other work. The dimensions of the floor plan are not intended to be used as a basis for any construction or other work. The dimensions of the floor plan are not intended to be used as a basis for any construction or other work. The dimensions of the floor plan are not intended to be used as a basis for any construction or other work.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	72
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	