



BRINSONS & BIRT

Middlecross House, Llancarfan, CF62 3AX  
**£1,099,950**

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Middlecross House dates back to circa 1902 and comprises a traditional turn of the century farmhouse that enjoys a fantastic location within open countryside offering wide ranging views towards the Bristol Channel and Somerset coastline beyond. In the mid 60's the property was extended and modernised and then again changed hands in mid 1990's where a comprehensive refurbishment and substantial extension was carried out to take full advantage of this delightful location and to create a fine individual house of today. The present owners have carried out further modernisation to bring the property into the 21st century to create this modern fusion.

The accommodation, found in excellent decorative condition, generous and of a high standard appointment throughout briefly comprises; 4 good sized reception rooms, five double bedrooms, well served by three modern fitted bathrooms. Further benefits include all UPVC double glazing throughout, oil fired central heating system and LPG retained for cooking and gas fire. Modern decoration to the interior and exterior of the property carried out within the last 12 months. Newly fitted floor coverings throughout most of the ground floor and the stairs and landings.

The property fits comfortably in c 0.7 acre and the grounds are level and laid principally to grass with well stocked mature borders and beds with a usefully large brick pavia courtyard. Furthermore, there is an unusually large garage set within the grounds offering the potential for a wide range of additional uses, with lapsed planning permission for a three bedroom separate dwelling. The property is within comfortable walking distance of the the nearby village of Llancarfan, which has been long regarded as one of the most desirable villages in the Vale of Glamorgan, offering the ancient Parish Church, village pub, village hall and village junior school, of which feeds into Cowbridge High School Catchment. The local road network provides easy access to Cowbridge and within easy commuting distance to capital city of Cardiff. Whilst Middlecross House is situated very much in the heart of rural Vale of Glamorgan the Heritage Coastline is just a few miles to the south.

- Individual Detached Former Farmhouse
- Five Double Bedrooms
- Three Bathrooms
- Four Reception Rooms
- Standing in c.0.7 acre of gardens
- Wide Ranging Countryside Views
- Large Detached Garage
- Lapsed Planning Permission for Three Bedroom Dwelling



## Accommodation

### Ground Floor

#### Storm Porch

Attractive triangular open fronted porch at the entrance to the house. Inset central pillar supporting pitched roof. Boarded ceiling under.

#### Reception Hall 12'2" x 11'11" max (3.71m x 3.63m max)

Lead glazed storm doorway with double glazed panel to side. Further UPVC side window. Dado rail. Good size cloaks cupboard. Access to loft storage via hatch.

#### Main Hall 21'6" x 8'8 (6.55m x 2.64m)

Accessed directly from reception hall and running the full length of the house with central and end archway. UPVC double glazed patio doors at the end that lead out to the south facing front terrace and garden. Dado rail. Walls partly finished in painted panelling. Good size walk in storage cupboard with shelving and electric light. Dogleg stairway to first floor.

#### Cloakroom/WC

White suite currently comprising; high level WC with chrome down pipe, and wash hand basin with tiled splash backs. Painted timber panelling on two walls. Inset ceiling lighting. Opaque glazed window. Extractor fan.

#### Family Room 26'6 x 15'8 max (8.08m x 4.78m max)

A wonderful principal reception room enjoying wide ranging southerly views via UPVC double glazed window set into large square bay overlooking the front garden. Further UPVC double glazed windows either side of working fireplace finished in stone with slate mantle and flagstone hearth to include 'Charnwood' cast iron multi fuel burner. Skimmed and coved ceiling.

#### Dining Room 14' x 13' (4.27m x 3.96m)

Further enjoying the lovely southerly aspects over the front garden via a range of picture windows. Coved ceiling. Part glazed double doors lead through to;

#### Garden Room 21'7 x 14'1 max (6.58m x 4.29m max)

The heart of the home. A delightfully light and airy room built in almost conservatory style with extensive range of UPVC double glazed windows giving fantastic southerly and westerly views. UPVC double glazed French doors lead out to the front garden and terrace with further doorway leading out to the westerly garden. Beamed ceiling. Inset ceiling lighting. Built in bookcase.

#### Sitting Room 25'6 x 16'1 (7.77m x 4.90m)

An unusually spacious fourth reception room effectively providing a second drawing room at the other end of the house. Dual aspect with picture window overlooking the front courtyard. UPVC double glazed French doors leading out to the westerly side garden with extensive rural views over the adjoining countryside. Cast iron gas 'Gazco' (LPG) coal stove set on a flagstone hearth with a timber mantle piece as well as pointed stone surround to match family room. Skimmed walls. Coved ceiling.

#### Kitchen/Breakfast Room 21'3 x 9'5 max (6.48m x 2.87m max)

Extensively fitted kitchen with a range of matching wall and base units by 'Dales' in an oak style with marble effect roll top work surface to include tiling and lighting between wall and base units. Features include newly fitted 'Belling' LPG gas fired range which incorporates two ovens, separate grill, warming oven and 8 ring gas hob. 'Elicia' extractor set in hood over with space for free standing American style fridge/freezer, dishwasher and washing machine. 1.5 bowl sink unit with drainer and Franke mixer tap, glass fronted display cupboard. Inset spotlighting. Coved ceiling. Tiled flooring. Picture windows on two sides to enjoy attractive rural views.

#### Utility Room 13'11 x 8'7 (4.24m x 2.62m)

Range of built in kitchen units finished in oak style with granite style work surfaces, tiled splash backs and range of matching wall cupboards. Worcester Bosch oil fired central heating boiler. ACL Lifestyle central heating time clock control. Good size cloaks cupboard with electric light. Half glazed UPVC storm doorway to side terrace and gardens.

### First Floor

#### Landing 27' x 15'7 (8.23m x 4.75m)

Accessed via quarter turn stairway from main hall. Wide ranging southerly views via two windows overlooking the front garden and countryside beyond. Beamed ceiling with large built in window seat with storage beneath. Further side landing with window overlooking front courtyard.

#### Master Suite Bedroom One 15'7 x 15' (4.75m x 4.57m)

Enjoying fantastic westerly views towards the village of Llanbethery and beyond. Extensive range of quality Christies built in bedroom furniture including floor to ceiling range of wardrobes, part glazed and part panelled, open corner shelving, two three drawer chests and bedside cabinets. Communicating door into;

#### Master Suite Bathroom One 8'7 x 7'3 (2.62m x 2.21m)

Highly appointed modern suite in white comprising tiled panelled bath, pedestal wash hand basin, low level WC and oversized fully tiled shower cubicle with integral chrome shower and shower head attachment. Inset spotlighting. Extractor fan. Fully tiled walls and flooring. Wood effect wall mounted vanity unit with inset mirror.

#### Bedroom Two 15'7 x 11'7 max (4.75m x 3.53m max)

Views over front courtyard and garden. Built in Christies bedroom furniture to match. Single wardrobes, attached bedside cabinets flanking a central bed recess with linen cupboards above and matching dressing table.

#### Bathroom Two 9'11 x 6'8 (3.02m x 2.03m)

Suite in white comprising panelled bath, low level WC, pedestal wash hand basin and fully tiled Quadrant shower cubicle with Tritan Enrich electric shower. Pitched ceiling with inset velux skylight. Walls partly panelled. Vinyl wood effect flooring.

#### Bedroom Three 13' x 9'10 (3.96m x 3.00m)

Pitched and beamed ceiling. Wall to wall floor to ceiling range of flush fitted built in furniture. UPVC double glazed window providing excellent views of

coastline and beyond.

#### Bathroom Three 10' x 8'11 (3.05m x 2.72m)

Newly appointed luxury suite in white comprising Grohe jacuzzi bath with modern mid mixer tap in chrome and hand shower attachment, hidden cistern Roca low level WC, Roca inset wash hand basin and oversized fully tiled shower cubicle with Mira shower. Large wood effect vanity unit with marble effect roll top work surface. Inset ceiling lighting. Walls partly panelled with window overlooking the front courtyard.

#### Bedroom Four 16'2 x 9'8 max (4.93m x 2.95m max)

Range of quality built in Christies furniture including two double wall to wall floor to ceiling fitted wardrobes, chest of drawers and bedside cabinets. Airing cupboard with shelving.

#### Bedroom Five 16'2 x 10'7 (4.93m x 3.23m)

Another double room enjoying the wide ranging front southerly views towards Somerset coastline and beyond.

### Outside

#### Garage Block 63'1 x 18'8 (19.23m x 5.69m)

Lapsed planning application for separate three bedroom dwelling perfect for holiday cottage accommodation or separate granny annexe. Substantial and detached, partly finished in stone with high pitched roof. Currently the ground floor is used for garaging and workshop with loft area with internal staircase offering excellent storage. Workshop area accessed via large double timber garage doors, double garage area accessed by two aluminium electric up and over doors as well as a pedestrian side door. Ceiling lighting, power and extensive shelving.

### Gardens

A curved stone wall leads from a country lane through a timber gate. The driveway then sweeps through a quaint abundance of mature trees leading to an extensive front courtyard laid to pavia. This offers a range of parking, as well as leading directly to the garage. Principally, the gardens sweep around the front of the house and are mainly laid to lawn. There is a variety of hedging and other edged boundaries which includes plenty of mature trees and shrubs. There is an attractive natural stone wall feature with inset stone copings providing a backdrop for main shrubbery beds as well as an attractive flagstone sitting area in the middle of the garden. Large paved terrace to the front and westerly side of the property, accessed directly from the hallway and garden room which offers an excellent al fresco dining area. A paved pathway leads all around the house. Immediately to the front of the house, as you walk from the courtyard, is a very pretty water feature with Cotswold stone and an ornamental pond. Adjoining the main entrance is a useful brick built garden store, with pitched roof, offering further storage. The total area for the grounds is c.0.7 acres.

### Services

The property is serviced by mains water and electricity with drainage to cesspit. Oil fired central heating with LPG gas tank to serve kitchen range and gas coal fire.

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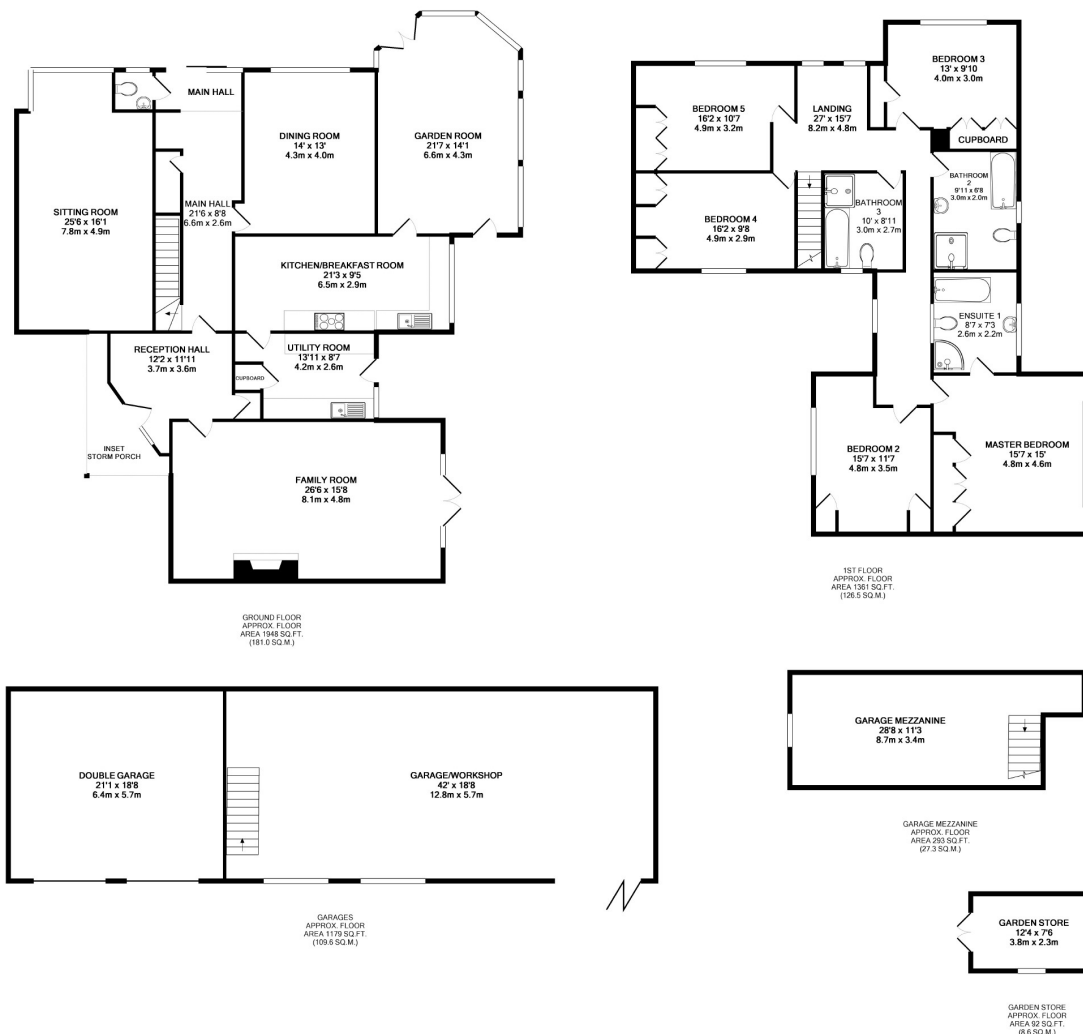








Area : 0.796 acres (0.322 ha)



TOTAL APPROX. FLOOR AREA 4874 SQ. FT. (452.8 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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