Llancarfan, CF62 3AD

**£795,000**

BRINSONS & BIRT

**67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF**
**T: 01446 771 777 E: cowbridge@brinsons.co.uk**

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A substantial individual detached split level property built by a well known architect for his own occupation and now offered for sale for the first time. Virtually all the accommodation is on one level with just the garage and entrance at lower level which offers the rare opportunity to acquire such a substantial single storey residence. The accommodation is generous with circular stairway from the reception hall leading up to the circular upper hall off which is the huge drawing room, large dining room and kitchen/family room. The bedroom wing is on the same level with four double bedrooms and two bathrooms. Ancillary accommodation includes cloakroom, utility room, cellar off the double garage and almost 500sq' attic/playroom. The property stands in a large mature garden enjoying considerable privacy with a southerly aspect and it is hard to believe as you look out over the swimming pool and grounds that you are in the heart of the village.

Llancarfan has long been regarded as one of the prettiest and most desirable villages in the Vale. Nestling in the wooded valley of the Nant Llancarfan which runs through the centre of the village and is crossed by a bridge and two fords (one vehicle, the other strictly horseback). It's a village with a heart comprising the village school, parish church, The Fox and Hounds, village hall etc. It says something for the community spirit in the village that the proposals (not ratified) by the council to close the village school have met such a spirited response. Llancarfan is in the heart of the rural Vale of Glamorgan with the Heritage Coastline just a few miles to the south. The village is equidistant from the market town of Cowbridge with its excellent facilities including the highly regarded secondary school and the vibrant capital city of Cardiff and Cardiff Bay. Other local major centres are

## Accommodation

### Entrance Porch 9' x 8'6" (2.74m x 2.59m)
13' high mono-pitched beamed ceiling. Open fronted. Flagstone floor.

### Reception Hall 15' x 11' max (4.57m x 3.35m max)
11' high pitched and boarded ceiling. Big window overlooking side garden. Three wall light points. Cloaks Cupboard (6' x 3'6") with electric lights. Glazed double doors to gently curving circular staircase down to the garage and cellar and up to the circular upper hall.

### Cloakroom
Suite comprising low level WC and wall to wall split level vanitory unit with inset wash hand basin and cupboards under. Pelmet lighting over. Mono-pitched ceiling. Opaque glazed window.

### Upper Hall 13' x 13' (3.96m x 3.96m)
Circular with walls finished in brick and circular staircase around central gallery.

### Drawing Room 29'6" x 18'6" max (8.99m x 5.64m max)
A splendidly large principal reception room with ceiling to about 9'6" and featuring a 15'6" run of glazed doors and windows to floor level leading out to and looking over the main garden and swimming pool area. Cast iron wood burning stove set on wide flagstone hearth and set in stonelined fireplace.

### Sitting Area 14' x 10'6" (4.27m x 3.20m)
Split level and open plan to the drawing room.

### Dining Room 18' x 12'9" (5.49m x 3.89m)
14' run of windows enjoying delightful views over the side garden.

### Kitchen/Family Room 24'6" x 13'6" (7.47m x 4.11m)
The kitchen area is fitted with a range of oak style units with marble effect work surfaces and tiling and lighting between wall and base units. Features include racked larder unit, built in double oven, AEG induction hob with extractor set in canopy over, corner carousel, two stainless steel Atag bowls set into work surface, one with waste disposal unit, space and plumbing for dishwasher. Range of matching wall cupboards. Boarded ceiling. Big picture window overlooking the garden. Peninsula unit with two way cupboards separates the kitchen area from the family room area which also has a boarded ceiling and a window overlooking the side garden, together with double doors leading out to the rear garden.

### Utility Room 10'3" x 8'9" (3.12m x 2.67m)
Granite style work surface. Wall storage unit. Stable doorway leading to the garden and window. Fold down ladder leading to the attic/playroom.

### Attic/Play Room About 40' x 12' (About 12.19m x 3.66m)
Boarded ceiling, walls and floor. Electric light and power. Opaque glazed doors/window. Access to further large attic storage area.

### Bedroom Hall 20'6" long (6.25m long)
Three wall light points. Flush fitted double shelved airing cupboard.

### Master Suite Bedroom One 17'6" x 12'6" (5.33m x 3.81m)
Big picture window overlooking the garden and swimming pool. Ensuite is:

### Master Suite Bathroom One 10'3" x 9' (3.12m x 2.74m)
Suite in chocolate comprising 10'3" wide tiled vanitory unit with inset wash hand basin and storage under and pelmet lighting over. Bath with tiled surround set on raised dias. Low level WC in white. Opaque glazed window.

### Bedroom Two 13' x 12' (3.96m x 3.66m)
Big picture window overlooking the garden and swimming pool area. Wall to wall run of built in bedroom furniture comprising double wardrobe either side of central dressing table and drawers.

### Bedroom Three 13' x 12' (3.96m x 3.66m)
Big picture window overlooking the garden and swimming pool area. Wall to wall run of built in bedroom furniture comprising double wardrobe either side of central dressing table and drawers.

### Bedroom Four 10'3" x 9' (3.12m x 2.74m)
Views to side.

### Bathroom Two 11' x 11' (3.35m x 3.35m)
Suite in pampas comprising panelled bath, wall to wall tiled vanitory unit with inset wash hand basin, pelmet lighting over and storage under, low level WC and tiled shower cubicle with Mira shower. Opaque glazed window.

## Outside
Private road serving just three properties. Double five bar gates lead to driveway laid to pea gravel and providing parking for numerous cars and leading to the integral garage (21' x 19' max) up and over doorway. Electric light and power. 9 slit windows to side. Brick lined arched curved passageway leads to the cellar (17' x 13'6" max) but irregular in shape. Headroom just over 6'. Electric light and power. Beamed ceiling. Brick walls. 5 slit windows. A flight of steps leads up from the driveway to the entrance porch. Attractive rockery areas. Substantial lawned side garden with evergreen hedge. Good size back garden also laid to lawn with vegetable garden area. The main gardens lie to the front of the property on the south side and laid principally to lawn. There is kidney shaped swimming pool with variable depth of about 7ft to 4ft. There is an attractive sitting area around the pool with access directly from the drawing room. To the side of the house is an undercover area housing the pool equipment including filtration, multi port and calorex heat exchanger for heating the pool.

## Services
Mains water, electricity and drainage. No gas. Central heating by oil with new external boiler fitted about three years ago. Some double glazing.

## Directions
From our offices at 67 High Street, Cowbridge turn left up the high street to the traffic lights and onto the A48 towards Cardiff. As you enter the village of Bonvilston, turn right immediately in front of the Aubrey Arms and at the T junction turn right. Keep along this road for some miles until you come to the first left hand turn which is by Pancross Farm. Go down the hill into the village and at the T junction turn right and across the river bridge. Turn immediately left into the private road and the driveway entrance is immediately on your right hand side.
From Cardiff, take the main A48 road west out of Cardiff from Culverhouse Cross, through the villages of St Nicholas and into Bonvilston. Turn left immediately after the Aubrey Arms and then follow directions as above.

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TOTAL APPROX. FLOOR AREA 3083 SQ.FT. (286.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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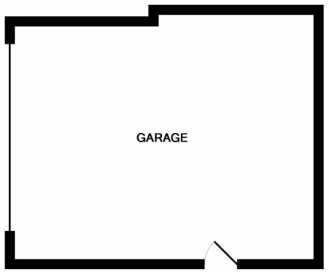
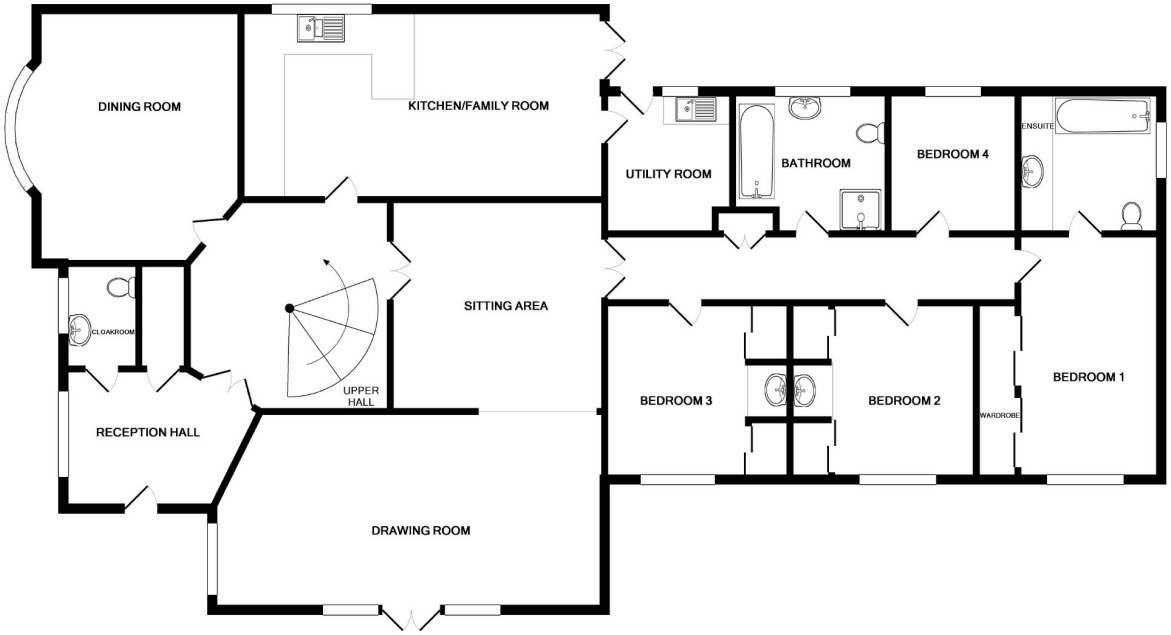



GARAGE
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)




GROUND FLOOR
APPROX. FLOOR
AREA 2696 SQ.FT.
(250.4 SQ.M.)

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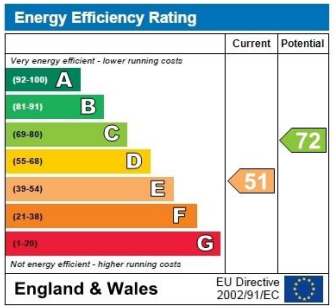


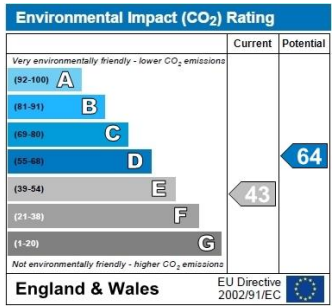


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