



Rhose Farm House, Rhose Road,  
Rhose, Vale of Glamorgan, CF62 3EP

Watts  
& Morgan







# Rhose Farm House, Rhose Road,

Rhose, Vale of Glamorgan, CF62 3EP

**Guide price: £799,950    Freehold**

5 Bedrooms | 2 Bathrooms | 4 Reception Rooms

An extremely handsome, detached family home of great character, together with a one bedroom annexe, set in a sheltered plot within easy striking distance of the very heart of Rhose Village. Extremely spacious accommodation with a wealth of features and a great deal of adaptability and flexibility. Lounge with wooden panelling, family room with woodblock flooring, dining room, sitting room, kitchen, utility room. Also WC and cellar/store. Principal bedroom with en suite bathroom; four further double bedrooms and family bathroom. Off road parking. Sheltered gardens with lawn and paved seating areas screened by walls and high hedging. One bedroom annex with kitchen, living room, bedroom and bathroom. Viewing a must for those seeking a characterful, spacious family home with modern facilities.

## Directions

Cowbridge Town Centre – 9.1 miles

Cardiff City Centre – 12.8 miles

M4 J33 Capel Llanilltern – 11.7 miles

**Your local office: Cowbridge**

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)







## Summary of Accommodation

### About the property

Rhoose Farm House is an extremely handsome property. Understood to have its roots in 17th century, the family home as we see it today was constructed in the Victorian period. The property offers an immense wealth of character yet manages to combine the modern conveniences one would expect. An entrance porch with Minton tiled floor and part glazed doors leads into the ground floor hallway from which a staircase - with most impressive bannisters and newel posts - leads to the first floor; doors lead to the principal reception rooms and to the kitchen. All the living rooms look to the front elevation and all benefit from having wonderfully high ceilings. A sitting room includes a particularly ornate mantelpiece and fire surround. The dining room features woodblock flooring and a Minster-style fireplace. An adjacent, larger lounge is a great family space with reinstated panelling to dado level and a wood burner recessed within a simply carved marble fireplace. A bay window, to the front elevation, includes a fitted under seat. A display case to one inner corner conceals a hidden doorway leading through to the adjacent family room. The family room is a wonderful space suitable for many and varied uses and currently used as a home gym. It can be separately accessed via a door to the front elevation. The ground floor also includes a sizeable WC and cloaks cupboard; and a separate cellar/store ideal for wine storage and including fitted wooden bottle racking. The kitchen, to the rear of the property, is fitted with a comprehensive range of units together with a 4-oven Aga with an electric hot plate to one side. Beyond the kitchen steps lead up to the utility room with significant additional storage and space/plumbing for a washing machine and dryer. Connecting doors lead from here to the rear courtyard elevations.

To the first floor, there are five double bedrooms. The largest of these bedrooms includes its own en suite bathroom, the other four are all great doubles and all share use of a large family bathroom with bath and separate shower. The principal staircase features a range of bespoke ceiling cornice mouldings with elaborate central bosses. A second staircase – understood to be the original servants staircase – links from the inner hallway to the master bedroom and through to the remaining bedroom accommodation.



### Gardens and grounds

Rhoose Farm House fronts onto Rhoose Road and is understood to be close to the historic centre of the village. At present, it is screened from the road by high mature hedging with access being via Jacksons Close. A pedestrian, gated entrance leads to the entrance of the cul-de-sac while, closer to the far end of the street a tall, broad gated entrance leads onto the driveway running to the side of the property. The driveway itself sweeps onto a flint chipped parking and turning area fronting the property and leading to the principal entrance doorway. Beyond this and divided by a low level, stone built wall is a semi-circular lawn, again screened from the road by high hedging. It includes a circular paved seating area. There is a separate flagstone paved seating area adjoining 'The Cottage'. To the rear of the property and accessible from the utility room are two separate courtyard areas one of them being enclosed and a wonderful sun trap spot to the rear of the house. It is again screened from Jacksons Close by hedging.

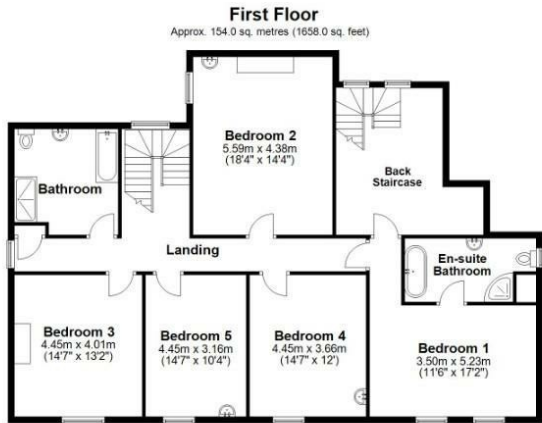


"The Cottage"

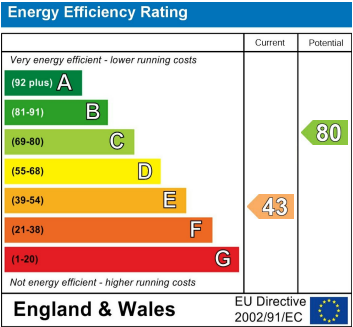
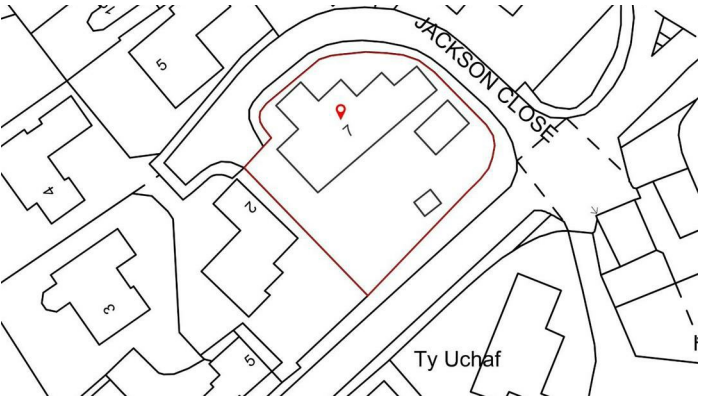
Understood to be the original, oldest part of the Rhoose Farm House, The Cottage is a separate one bedroom annex. It can be used for independent, multi-generational living or as a source of income (eg Air B&B). A doorway leads into a ground floor kitchen area equipped with a range of units together with oven and hob and fridge freezer, beyond which is a sitting room. A staircase from the kitchen leads to the first floor, providing a great sized double bedroom and bathroom.

Additional Information

Freehold. All mains services connect to the property. Gas fired central heating. A separate gas fired combi boiler heats the cottage. Council tax: Band I



Total area: approx. 407.0 sq. metres (4380.4 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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