



The Old Rectory , Llangan,  
Nr Cowbridge, Vale Of Glamorgan, CF35 5DW

Watts  
& Morgan





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# The Old Rectory , Llangan

Nr Cowbridge, Vale Of Glamorgan, CF35 5DW

## Guide Price £1,395,000 Freehold

4 Bedrooms | 3 Bathrooms | 4 Reception Rooms

An exceptional, superbly finished Grade II listed property set within gardens of just over one acre. The extremely well presented and finely proportioned accommodation includes; generous lounge and dining room both with wood burners, family sitting room, wonderful kitchen/breakfast room opening into a superb orangery. Also ground floor boot room, cloakroom and utility. Principal bedroom with stunning en suite bathroom, second en suite bedroom, two further double bedrooms and a luxurious bathroom. Generous driveway leading to an integral garage, plus a separate detached garage. Lawned front and rear gardens with paved terraces enjoying a wonderful view over farmland, and Summerhouse.



## Directions

Cowbridge Town Centre – 4.0 miles

Cardiff City Centre – 23.9 miles

M4 Motorway – 4.0 miles

Your local office: Cowbridge

T: 01446 773500

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







## Summary of Accommodation

The Old Rectory is an exceptionally handsome, Grade II listed property located in this popular western vale village close to Cowbridge.

The accommodation throughout is wonderfully understated and gives an exceptional opportunity for a family to live in a characterful property with the best of the modern conveniences. An entrance porch opens into the central ground floor hallway off which the principle living rooms are located.

A family lounge looks to the front elevation and has, as a focal feature, a Minster-style fire surround with wood burning stove recessed within.

The dining room has woodblock flooring and, like the family lounge, also looks to the front elevation and includes finely crafted marble fire surround with wood burner

Also accessible from the hallway is a cosy family sitting room with window to the eastern elevation looking over a side garden towards St Canna's Church.

Beyond the entrance hall is a neat boot room offering significant storage for coats, boots; with a WC located next to it.

Positioned to the rear of the property and with double doors opening to the orangery is the kitchen-breakfast room fitted with mandarin stone flooring. This extremely sizable space includes an especially good range of bespoke solid wooden units with contemporary Quartz surfaces. Two oven oil fired Aga is to remain: along with an electric oven, hob and fully integrated dishwasher, fridge and freezer. There remains ample room to the centre of this room for a family sized table.

Just off from this family kitchen, a broad opening leads into the orangery which is a truly stunning addition to this family home. With wrap-around hardwood sash windows making the most of the exceptional farmland views; and bi-folding doors which lead onto the flagstone patio area. A central feature to this room is the contemporary freestanding log burner set on a slate hearth.

Also leading off from the kitchen is a rear entrance porchway giving access to an extremely generous utility room with space/plumbing for washing machine and providing considerable extra storage. A further ledge-and-brace door opens into an integral garage.

The bedroom accommodation is all located to the first floor off a stepped landing; all four bedroom being doubles.

The principal bedroom enjoys a southerly aspect looking over the front garden. Steps leading down to an especially luxurious en-suite bathroom with twin hand basin set in quartz work surfaces, bath and separate shower.

A second, en-suite bedroom is to the rear of the property and is understood to be the original servants quarters. As well as being accessed from the landing, it has its own original stone staircase leading down to the kitchen. This particularly generous double bedroom has its own en suite shower room.

The family bathroom includes a freestanding slipper bath and separate walk-in shower.





## GARDENS AND GROUNDS

The Old Rectory is set within a wonderful plot of just over one acres, positioned next to St Canna's Church to the north western edge of the reputable village of Llangan.

The gardens to both the front and rear have been most thoughtfully planted and have been maintained to a very high standard.

From the lane through the village, electric gates open to a gravelled driveway with ample space for parking and turning. A remote controlled sectional door leads into an integral garage (approx. max 6m x 3.25m) which is open to the pitch of the roof and has an electric car charging point within. To the western side of the property is a further driveway entrance which leads to additional parking and a detached garage (approx. max 5.6m x 3.5m) with power connected and remote control, side hinged doors.

Fronting the driveway is a mainly lawned garden running up to the southern boundary and is screened from its lane frontage by stone walling and mature hedging.

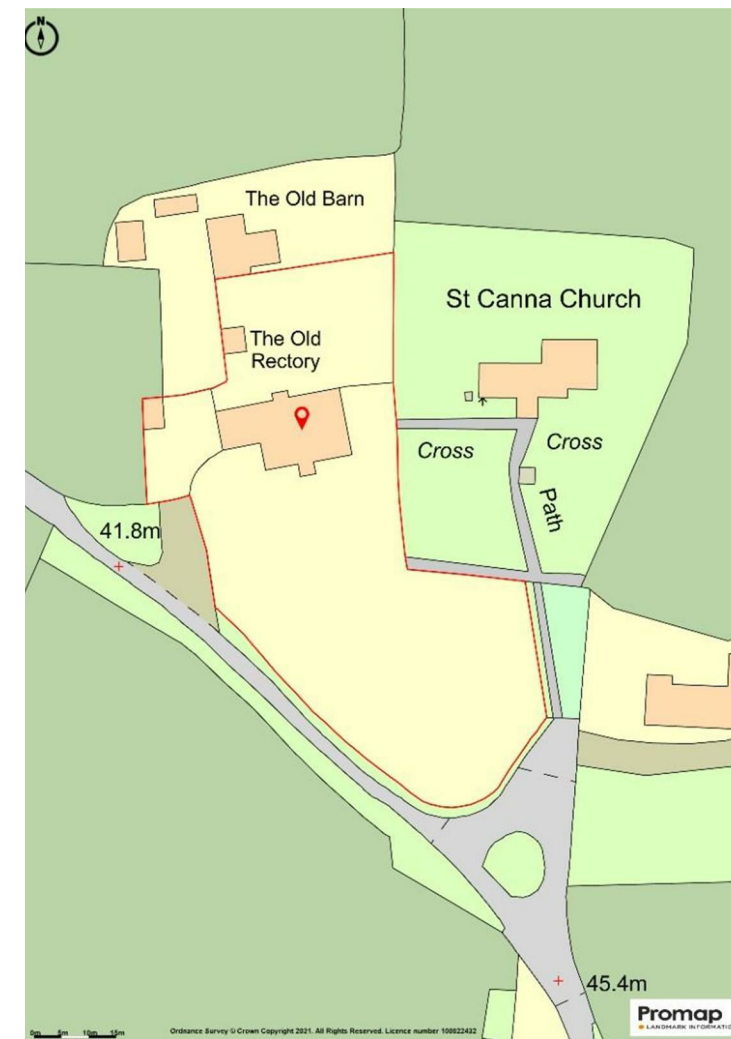
To the rear of the property is further sizable garden with a broad paved terrace running almost the width of the plot leads, in turn, onto a larger area of lawn. This rear garden includes a wonderful Summerhouse (approx. max 3.9m x 3.4m) with power and sky tv connected and its own wood burner - ideal for a home office or games room.

## ADDITIONAL INFORMATION

Freehold. Mains electric and water connect to the property. Oil-fired central heating. Cess pit drainage. Council tax band I.











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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