

Orchard House, Turkey Street,

Llantwit Major, Vale of Glamorgan, CF61 1SR

Watts & Morgan



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Guide price: £799,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A glorious, detached period property to the very heart of old Llantwit Major enjoying an especially and surprisingly generous south facing garden plot of about 1/3 of an acre screened by thoughtfully planted trees and shrubs. There is incredible scope for any purchaser to further adapt or improve to their own wishes (subject to any appropriate consents) with the accommodation currently including: lounge with wood burner, dining room with open fire, kitchen/breakfast room with adjacent utility room and a pantry with store rooms beyond. Also garden room positioned to look out and enjoy views over the garden in a southerly direction. Ground floor cloakroom. To the first floor: three double bedrooms, a fourth single and a family bathroom. The largest bedroom has its own en suite bath/shower room and separate WC. Ample driveway parking. Large garage. Well considered gardens including lawns, productive vegetable beds and paved seating areas.
EPC rating: F33







Directions

Llantwit Major Town Centre <0.4 mile

Cardiff City Centre 18.2 miles

M4 J35 Pencoed 8.9 miles

Your local office: Cowbridge
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Summary of Accommodation

About the property

In the heart of "old Llantwit Major", Orchard House is a property of immense character in this conservation area. It provides great family sized accommodation yet retains considerable scope to further improve or alter to one's own specifications (subject to any appropriate consents). The current accommodation is wonderfully family friendly and would suit the same. The property is entered from the front, southerly elevation directly into the kitchen/breakfast room. This large space has a quarry tiled floor with units to three sides with ample space remaining for a family sized dining table to the centre of the room. An electric range cooker is to remain; space/plumbing remains for a dishwasher. An adjacent walk-in pantry provides much additional storage and space for a fridge / freezer while a separate utility room houses a washing machine and a dryer. The utility room, in turn, links to a wine cellar with steps leading up to a bonus space – a hobbies room and home office. The dining room, like the kitchen, enjoys similar views over the south facing front garden. It includes a recessed fireplace with stone surround possibly concealing a much older Inglenook-style fireplace. A linking door connects through to the family lounge, a triple aspect room with a south facing frontage and a window looking to the rear. This large living space has, as a focal feature, a wood burning stove recessed in a chimney breast with slate mantlepiece and fire surround including decorative tiled inserts. Beyond the lounge is the most recent addition to the property, a highly usable garden room with solid, insulated roof; south facing windows and double doors open to a private paved patio seating area with a glorious vista looking over the garden. A cloakroom / WC is located to the rear of this garden room

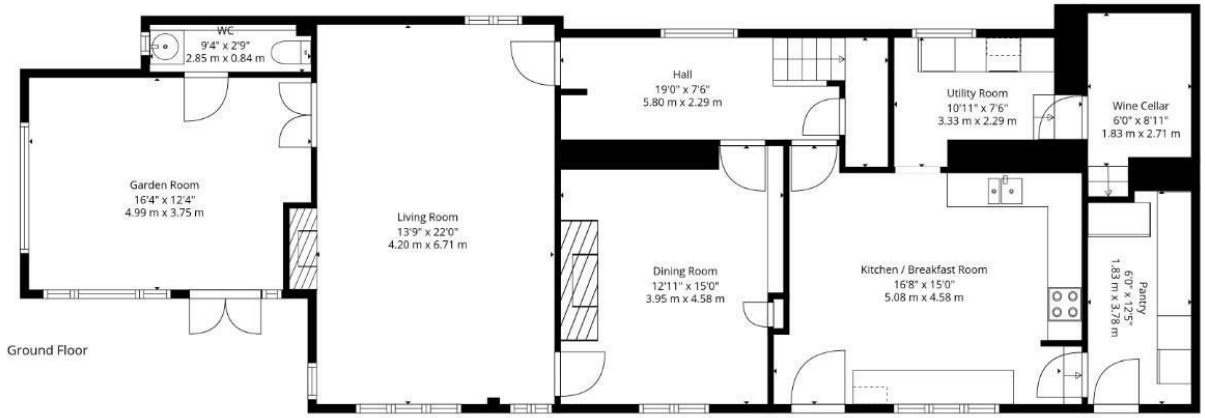
To the first floor are four bedrooms and a family bathroom. All bedrooms look to the front, southerly elevation and three of these are double bedrooms. The largest bedroom is a good double room with its own en suite bath and shower room and adjacent, separate WC. Family bathroom is a modern suite with shower over bath.

Additional information

Freehold. All mains services connect to the property. Oil-fired central heating. Council tax: Band G



1st Floor



Ground Floor

Total: 2141 sq. Ft, 199 m2

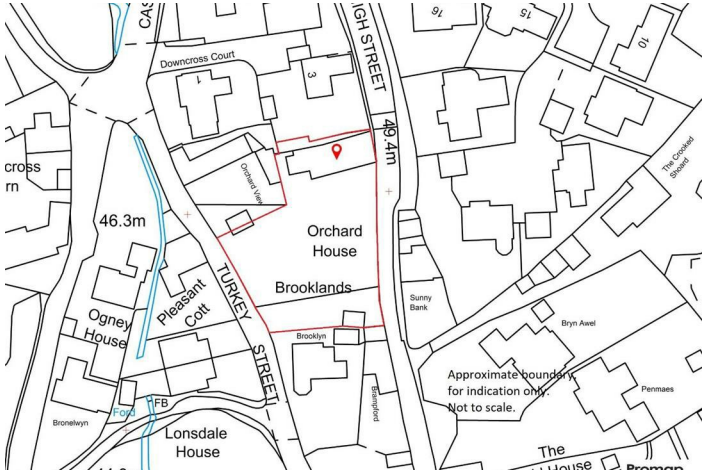
Ground Floor: 1283 sq. Ft, 119 M2, 1st Floor: 858 sq. Ft, 80 m2

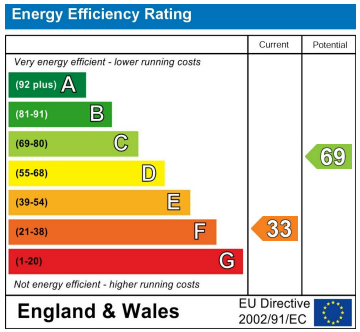
Excluded Areas: Wine Cellar: 56 sq. Ft, 5 M2, Toilet: 22 sq. Ft, 2 M2, Hobby Room: 139 sq. Ft, 13 M2, Storage: 82 sq. Ft, 8 M2, Walls: 167 sq. Ft, 15 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Garden & Grounds

Orchard House is set within a large plot of about 1/3 of an acre in total, between High Street and Turkey Street with vehicular access to the driveway parking area from Turkey Street. A pedestrian gate leads from the garden onto High Street. The house itself is set to the northern side of the plot and thus enjoys a great southerly aspect. It is screened from the roadway by thoughtfully planted mature trees and shrubs. From the vehicular access on Turkey Street, a driveway with ample room for a number of cars to park runs to the detached, stone built garage (approx. max 4.8m x 3m) with side-hinged doors giving access into a great parking space/workshop. A paved path meanders through planted borders and sweeps around to the front of the property and the principal entrance doorway. This path divides two sections of garden - a more formal lawn to the eastern side edged by shrub borders whilst, to the western side, there is a larger lawn interspersed with fruit trees, nut trees and a number of productive raised vegetable beds and soft fruit borders. The plot itself is wonderfully sheltered and private.





Scan to view property

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.



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