

Lower Farmhouse,

Llysworney, Vale of Glamorgan, CF71 7NQ

Watts & Morgan













Lower Farmhouse,

Llysworney, Cowbridge, Vale Of Glamorgan, CF71 7NQ

£1,295,000 Freehold

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms

An exceptional property in this highly regarded Vale Village close to Cowbridge. Modernised and most thoughtfully extended in recent years, it offers an understated blend of character and modern convenience.

The extensive, spacious accommodation includes a family lounge with deep fireplace and wood burner, sitting room, study and superb open plan kitchen/living/dining space opening to the south facing garden. Also cloakroom and utility room. Master bedroom with dressing room and en-suite shower room; second en suite guest bedroom, three further double bedrooms and family bathroom. Ample driveway parking; integral garage.

Sizeable south facing garden to the rear including lawns, paved seating areas and a highly useful







Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge
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Summary of Accommodation

About The Property

Nestled in the historic heart of this sought-after village close to Cowbridge, Lower Farmhouse is an outstanding property that blends traditional charm with contemporary design. Thoughtfully extended and comprehensively modernised, the home offers a seamless fusion of character features and modern-day comforts.

A striking green oak entrance porch, finished with reclaimed Welsh slate roofing, leads into the central entrance hallway. From here, a staircase rises to the first-floor accommodation, while doors open to all principal reception areas.

The lounge enjoys a bright dual aspect with deep-silled windows overlooking the front garden and the south-facing rear flagstone patio and lawn. At its heart is a recessed fireplace with a solid timber overmantel and wood-burning stove set on a flagstone hearth, flanked by generous storage recesses. An additional staircase from this room provides direct access to the master bedroom.

The family sitting room faces the front of the property, while a separate home office/study overlooks the rear garden—ideal for modern hybrid working.

To the rear, a truly stunning kitchen-living-dining space forms the social hub of the home. This area is enhanced by a contemporary mono-pitch extension with broad powder-coated sliding doors opening to the patio and garden, creating a perfect indoor-outdoor flow.

About The Property

The kitchen itself is a bespoke, handcrafted Adam Elliott design in solid timber, complemented by elegant Carrara marble worktops and a matching central island with breakfast bar. A ‘Falcon’ LPG-fired range cooker is included, alongside a fully integrated larder fridge and dishwasher. Underfloor heating warms the Mandarin stone flooring throughout this space.

A spacious utility room, accessed from the kitchen, offers plumbing for laundry appliances and leads to the side elevation. A fire door connects the utility room to the integral garage, providing convenient internal access.

Upstairs, a wide landing spans almost the full width of the house, leading to five double bedrooms and the family bathroom.

The master suite is a generous, dual-aspect room with views to the front and rear, featuring its own contemporary en suite shower room and dressing room. The guest bedroom also benefits from a private en suite, making it ideal for visitors or extended family.

The remaining three bedrooms are all well-proportioned doubles, served by a luxurious family bathroom with a deep, broad bathtub and a spacious walk-in shower cubicle.













Gardens & Grounds

Lower Farmhouse enjoys a superb setting within a generous plot of approximately one-third of an acre, ideally situated within this highly desirable village.

To the front, a spacious off-road parking area is accessed directly from the village lane. This leads to the integral garage, accessed via charming side-hinged timber doors, providing secure parking or useful storage.

To the rear, the property boasts a beautifully landscaped, south-facing garden, offering excellent privacy and shelter thanks to established hedging and fencing. A generous flagstone-paved terrace, accessed directly from the kitchen-living-dining area, provides the perfect space for outdoor entertaining and al fresco dining.

Beyond the terrace, a well-maintained lawned garden is interspersed with elegant white-barked birch trees, fruit trees, and a variety of mature shrubs, offering year-round colour and interest.

A brick-and-stone-built outbuilding, currently serving as a garden store, presents exciting potential for conversion—whether as a home office, garden studio, gym, or summer house (subject to the necessary consents).

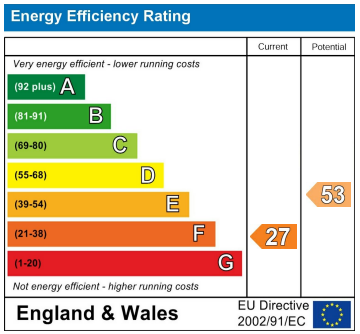
In addition, a charming enclosed courtyard garden lies

Additional Information

Freehold. Mains electric, water and sewerage connect to the property. Biomass, wood-pellet fired boiler.







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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