

Aberthin House, Llanquian Road,

Aberthin, Nr Cowbridge, Vale of Glamorgan, CF71 7HE

Watts & Morgan



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Guide price £1,295,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A finely proportioned and impeccably presented Georgian family home, elegantly combining an abundance of period character with thoughtfully conceived contemporary enhancements to create a distinguished residence of exceptional charm, warmth and versatility. Rich in architectural detail and flooded with natural light, the property offers beautifully balanced accommodation ideally suited to modern family living, while retaining the timeless elegance and grace synonymous with its Georgian heritage. Set within approximately 0.6 acres of mature and meticulously maintained grounds, the house enjoys stunning south-facing gardens and expansive terraces, providing an idyllic setting for al fresco entertaining, relaxed family gatherings and outdoor enjoyment throughout the seasons. To the rear, a delightful courtyard garden together with additional private lawns create a wonderfully sheltered and tranquil retreat. Further complementing the property is ample driveway parking and garaging for two vehicles, enhancing both the practicality and appeal of this exceptional family home.







Directions

Cowbridge Town Centre – c. 1 mile

Cardiff City Centre – 12.6 miles

M4 J34 Miskin – 5.7 miles

Your local office: Cowbridge

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Summary of Accommodation

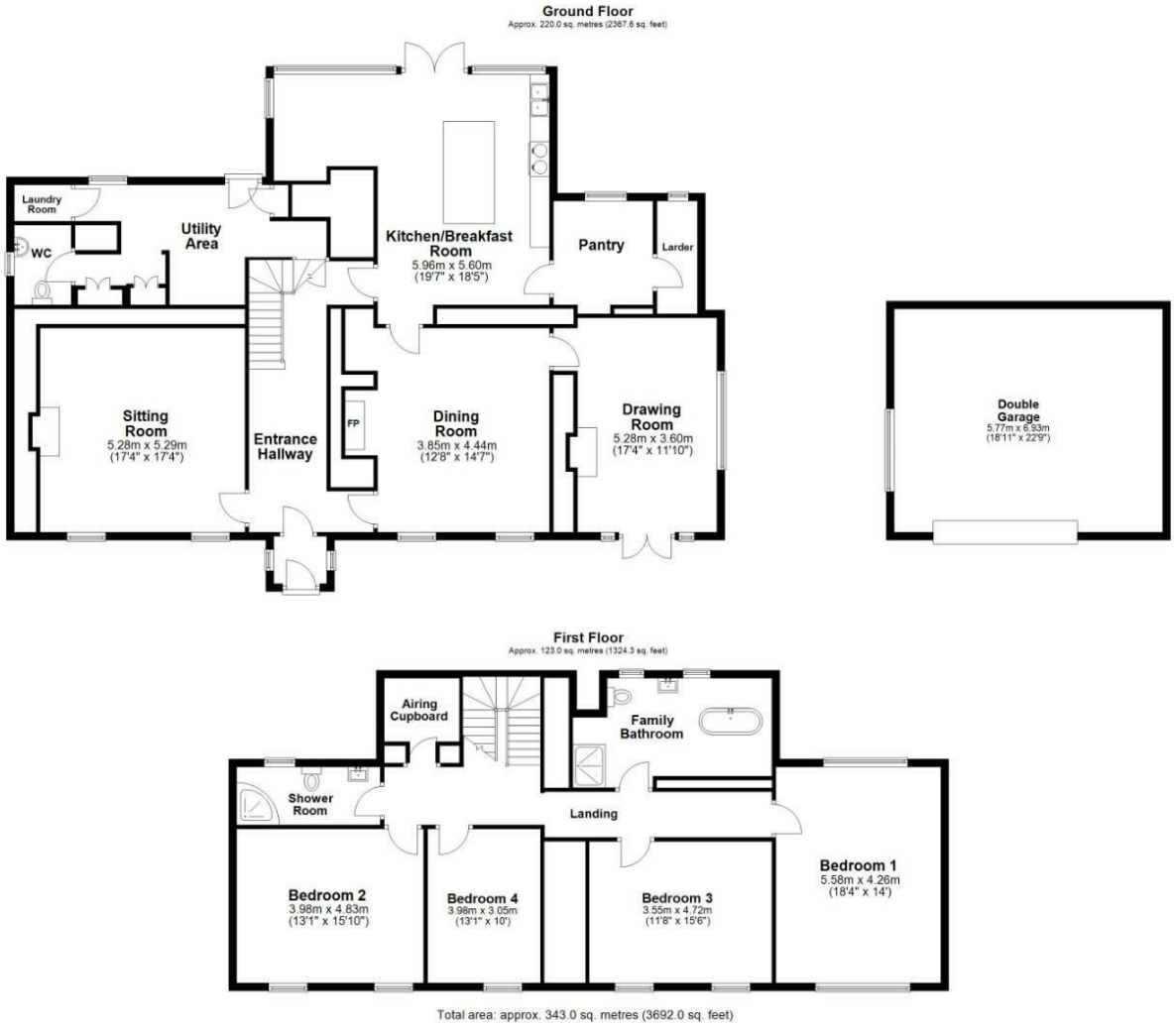
About the property

An entrance porch with flagstone flooring opens into the welcoming reception hallway, continuing the character and atmosphere of the home. The elegant sitting room enjoys two shuttered sash windows overlooking the front garden and features a recessed woodburner within the chimney breast, creating a cosy focal point. The formal dining room is equally impressive, centred around a striking inglenook fireplace with inset woodburner and complemented by two further shuttered sash windows to the front aspect. To the eastern side, the drawing room forms a later addition and offers a light-filled living space with French doors opening onto a south-facing paved terrace and lawned garden. The stunning kitchen/breakfast room has been significantly enhanced by a handcrafted green oak extension completed in 2022, creating an exceptional everyday living space. The bespoke “Eric Christian” kitchen from Topstak provides an extensive range of fitted units with marble work surfaces and a matching central island/breakfast bar. Integrated appliances include a dishwasher and larder fridge, while the Everhot electric three-oven range cooker is included within the sale. “Broadleaf” engineered oak flooring runs throughout, with a lantern roof light above the sitting area and double-width doors opening onto a charming paved courtyard garden. Adjoining the kitchen are a spacious pantry and a separate shelved store. A practical utility suite provides extensive additional storage, houses the gas central heating boiler, and includes a sink, laundry area with plumbing for a washing machine, and venting for a tumble dryer. A ground floor cloakroom completes the accommodation.

The first floor offers four generous double bedrooms, all enjoying a southerly aspect with views across the front garden towards Stalling Down. The family bathroom is beautifully appointed with a classic cast iron claw and ball footed roll-top bath together with a separate shower cubicle. A second guest shower room features attractive period-style fittings.

Additional information

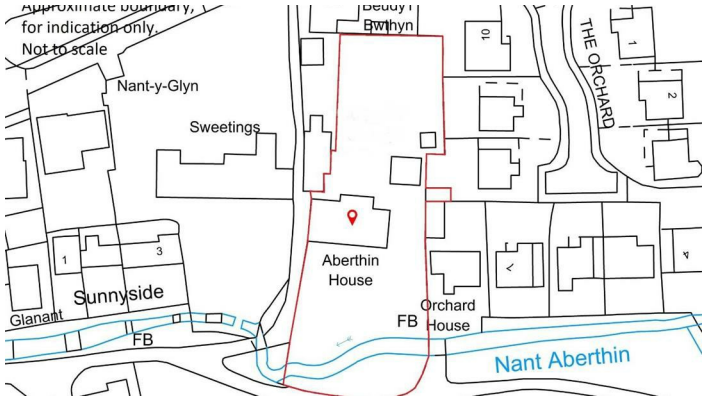
Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band H

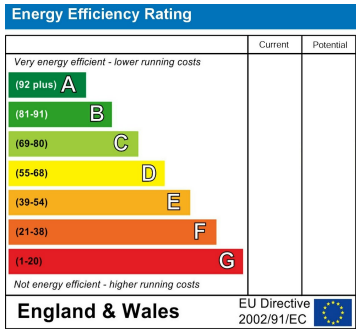


Total area: approx. 343.0 sq. metres (3692.0 sq. feet)

Garden & Grounds

Aberthin House is approached from Llanquian Road via a charming bridge – a noted "Treasure of the Vale" - crossing the Nant Aberthin stream, which also flows through the garden and close to the property's southern boundary, enhancing the peaceful and picturesque setting. The house stands within sheltered grounds extending to approximately 0.6 of an acre, thoughtfully arranged to provide a variety of attractive garden "rooms" and outdoor entertaining spaces. To the front of the property lies a beautifully maintained striped lawn, interspersed with clipped yew and topiary hedging for privacy, all bisected by a central chipped stone pathway leading towards the house. A driveway continues along to the eastern side of the property to a generous parking area, beyond which stands a detached garage measuring 6.9m x 5.8m (approx max measurements). Timber gates open into an enclosed rear courtyard garden with traditional flagstone paving, also directly accessible from the kitchen/living room, creating an ideal extension of the entertaining space. Beyond the courtyard, the gardens continue to a central lawn flanked by a charming timber summer house and a covered pergola positioned within opposing corners — perfect spots from which to enjoy the afternoon and evening sunshine. Further landscaped garden areas extend beyond, including productive vegetable beds together with an elegant parterre garden featuring clipped box hedging and column yew trees, providing structure, colour and year-round interest.





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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