

Holly Trees House, Primrose Hill,
Cowbridge, Vale of Glamorgan, CF71 7DU

Watts & Morgan

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Holly Trees House, Primrose Hill,

Cowbridge, Vale of Glamorgan, CF71 7DU

Guide price: £2,000,000 Freehold

4 Bedrooms | 4 Bathrooms | 4 Reception Rooms

A most elegant, mid-century home set within a plot of just over 3 acres in a prominent position affording commanding views onto Cowbridge Town and the surrounding area.

Traditionally styled yet elegantly understated, the accommodation includes: drawing room with bay window and panoramic views, superb kitchen/breakfast room, dining room and garden room overlooking rear courtyard garden. Also study, laundry room, ground floor WC and shower room.

Four bedrooms to the first floor, three of these en suite; three additional attic storage rooms.

Extensive gardens and grounds of around 3.2 acres in total positioned to capture the views over the surrounding area including flagstone paved seating areas, wonderfully sheltered courtyard garden, productive vegetable beds, detached double garage, workshop/store and meadow with mown paths through encircling a small eucalyptus copse.







Directions

Cowbridge Town Centre – 1 mile

Cardiff City Centre – 11.9 miles

M4 J35 Pencoed – 7.2 miles

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Summary of Accommodation

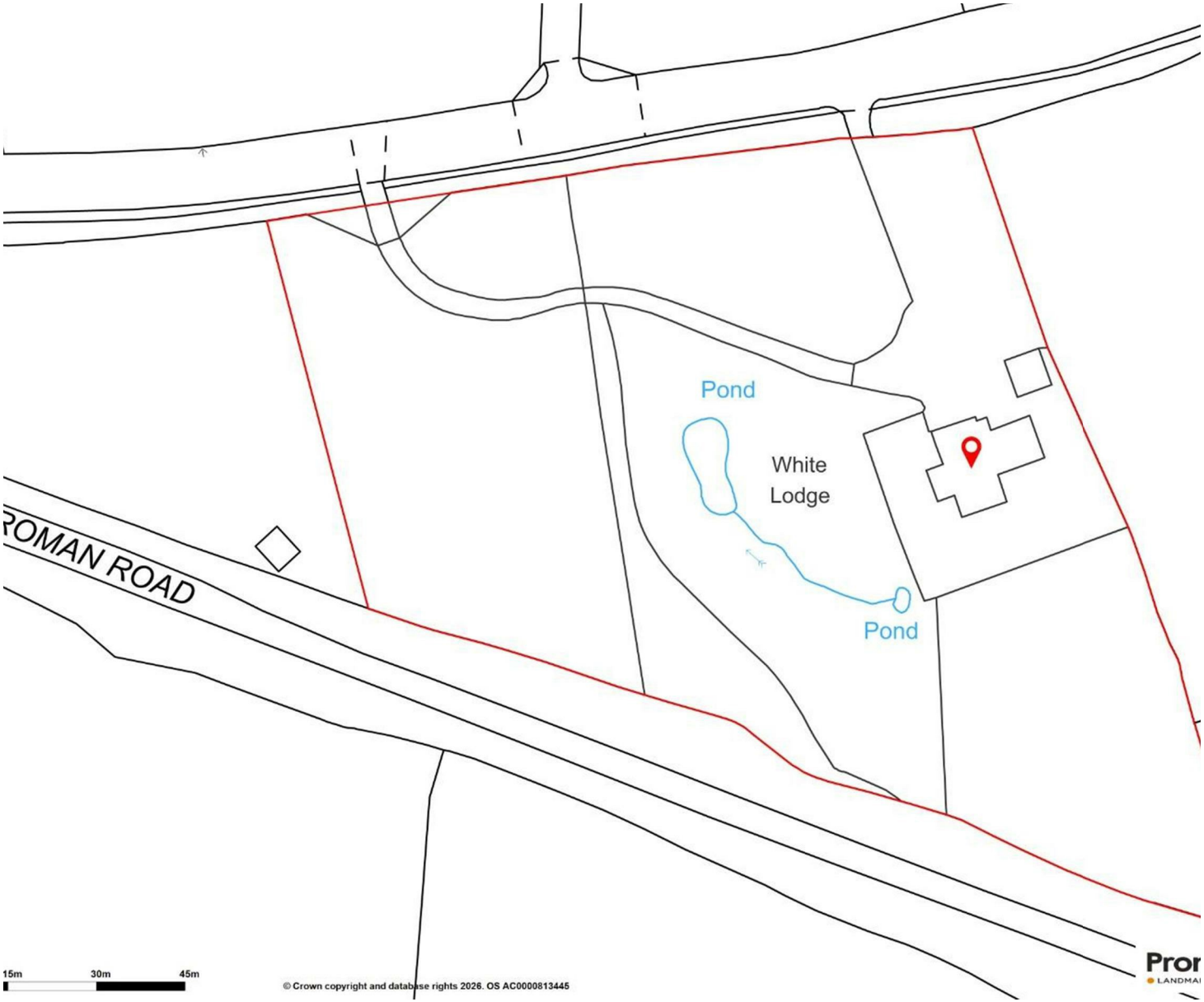
About the property

Understood to have been built in the middle of the 20th century, Holly Trees House enjoys a unique position to the eastern side of Cowbridge Town close to the crest of Primrose Hill and enjoying commanding, panoramic views in a westerly direction over Cowbridge Town and the surrounding area. It is set within a secluded and sheltered garden plot of around 3.2 acres surrounded by own gardens and grounds. The handsome property itself is entered via a porch opening into an impressive central hallway with galleried landing over. Parquet wood block flooring to the hallway extends into the drawing room, the kitchen and the drawing room. The principal reception room - a sizeable drawing room - is positioned to make the most of the views with broad, tall picture window positioned to enjoy the westerly aspect. It also includes an impressive open fire with slate fire surround. Double doors open to a westerly-facing flagstone paved terrace, shared by and accessible from the kitchen/breakfast room. The kitchen/breakfast room itself is of two distinct areas, a most generous kitchen including a fine array of bespoke, hand-crafted units with marble tops and matching central island. Appliances, where fitted, are to remain including: oil-fired two-oven Rayburn with adjacent twin warming ovens, and two separate electric ovens. Space within units for a fridge freezer. A breakfast area, beyond the kitchen, has floor to ceiling doors and windows enjoying a southerly aspect open to a flagstone-paved terrace. Accessible from the kitchen is a multi-purpose garden room to the rear of the property, ideal for use as a formal dining room and enjoying a conservatory positioned to look out over an incredibly sheltered, paved courtyard garden with a bank of screening evergreen, mature trees behind together with most thoughtfully and considerately planted beds and numerous potted plants in front. To the eastern wing of the house is a suite of highly useful additional rooms including a ground floor cloakroom and shower room; a utility area and sizeable study / second sitting room with book shelves flanking a central wood burning stove; double doors leading directly onto the rear courtyard garden.

A most sizeable galleried landing to the first floor has doors leading to all four double bedrooms. Three of these bedrooms are en suite and these three, in particular, are positioned to enjoy the amazing panoramic views over the area. The largest bedroom is an especially large double with its own dressing area and en suite bathroom with bath and separate walk-in shower. A second staircase leads to the second floor, a collection of three attic rooms all entered via a landing area. All rooms provide exceptionally useful additional storage and all are ripe for conversion to more useable rooms (if ever required and subject to any appropriate consents).

Additional information

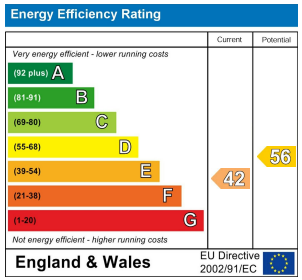
Freehold. Mains electric and water connect to the property. Oil-fired central heating. Drainage to be confirmed. Council tax: Band I



Garden & Grounds

From Primrose Hill, Holly Trees House is accessed via its own driveway, the entrance being flanked by estate fencing and the driveway being lined to one side by mature conifers offering great screening and privacy for the property itself. This sweeping flint chipped driveway runs to the forecourt parking area fronting the property with the driveway encircling a central planted bed off which there are block paved parking areas. One of these parking areas runs to the detached double garage which is entered, from the front, via a broad sectional door; a single, remote controlled sectional door to the rear provides secondary access. The block paving continues from the drive to the principal entrance doorway. To the northern side of the property is a run of additional highly useful buildings including a workshop; a store; and an adjoining outside WC. To the rear of the property - overlooked and accessed from the garden room/dining room and the study - is a cleverly planted courtyard with a bank of mature evergreen trees and shrubs as a backdrop to a flagstone paving and considerately planted beds and a number of seasonal potted plants to provide everchanging colour. The largest proportion of the garden is accessed via the kitchen/breakfast room and the drawing room and comprises a broad, deep flagstone paved terrace from which there are commanding views over the gardens gently sloping away to the west. This meadow garden includes a number of mown paths converging on a central eucalyptus copse and pond. Gardens and grounds are approaching 3.2 acres in total. All these are highly useable spaces offering a great deal of privacy and seclusion.





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