



Bonvilston Hall
Bonvilston, Vale of Glamorgan, CF5 6TQ

Watts
& Morgan



Bonvilston Hall

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Guide price: £1,850,000 Freehold

6 Bedrooms | 3 Bathrooms | 5 Reception Rooms

A handsome family home designed in a Georgian style and offering balance and simplicity together with understated style throughout. Most impressive tiled entrance hallway, four sitting rooms, family lounge, wonderful kitchen/living/dining space enjoying southerly views over gardens, grounds and surrounding countryside. Also ground floor WC and utility room. To the first floor: principal bedroom suite with bathroom and dressing room; second en suite guest bedroom; and four further bedrooms all enjoying quite superb views over the surrounding area. Also family bathroom. Plenty of driveway parking and triple garage together with adjoining multi-use gym / home office and garden store. Gardens surround the property with the living spaces enjoying southerly and westerly aspects, looking out over the picturesque Vale of Glamorgan. Timber-framed pergola with outdoor kitchen; paved patio and extensive lawns with adjoining and stable yard and paddocks beyond, in all set within close to 11 acres.

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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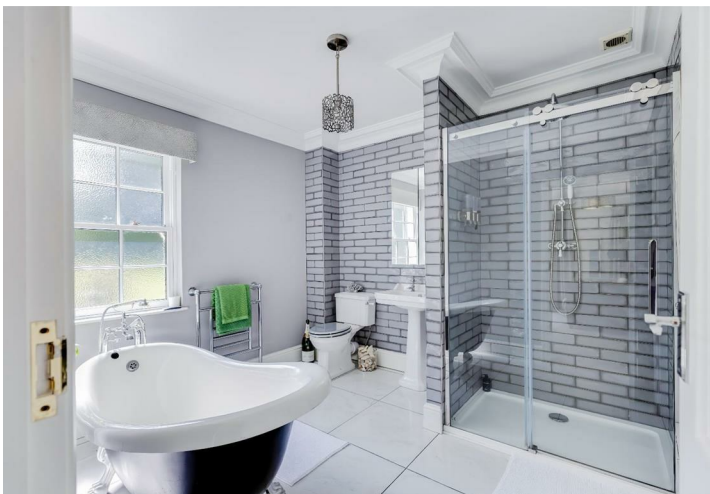


Summary of Accommodation

About the property

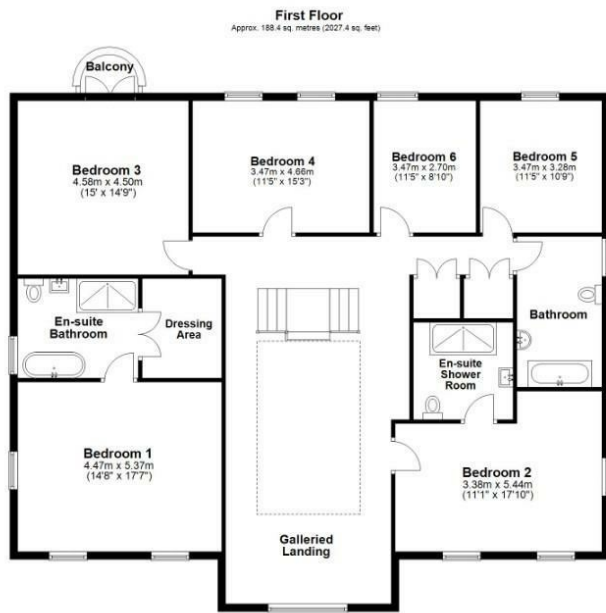
Bonvilston Hall is an extremely handsome residence, blending the modern with Georgian symmetry and simplicity. With an understated style throughout, the home is 'move in ready' yet retaining scope to extend if ever needed (subject to any appropriate consents). A pillared portico to the front leads, via double doors, through to a most impressive central hallway with galleried landing over. Doors lead from this tiled hallway into all the principal reception rooms with one additional door leading into a cloakroom/WC. The five principal reception rooms provide an immense degree of flexibility of use, depending on individual needs. Two reception rooms both look to the driveway whilst a more formal drawing room is to the rear of the house, having two sets of double, French doors looking out over the garden and surrounding area. A family kitchen space is a great room including distinct kitchen, dining and seating areas. Kitchen itself enjoys a great westerly vista over gardens and grounds. It includes a fine range of fitted units with granite work surfaces and matching central island. Appliances, where fitted, are to remain and include: 'Rangemaster' range cooker and fully integrated dishwasher; an American style fridge-freezer is available by separate negotiations. The adjoining utility room offers ample further storage with space / plumbing for washing machine and a dryer. Within the kitchen/living/dining space, plenty of room remains for a family size table with an additional seating area having, as a focal feature, a 'Minster' style fire surround. Double doors from here open to a paved patio with garden beyond.

To the first floor, the split staircase leads to the galleried landing area encircling the hallway below. The two largest bedrooms both look to the front elevation. The principal bedroom has its own bathroom and dressing room while a second guest bedroom has its own en suite shower room. There are four further bedrooms, all positioned to the rear of the property and all enjoying fine views in a southerly direction over the surrounding area. Two of these have fitted wardrobes, one has its own balcony. They all share use of the traditionally styled family bathroom.



Additional information

Freehold. Mains electric and water connect to the property. LPG central heating. Cesspit drainage. Council tax: Band I

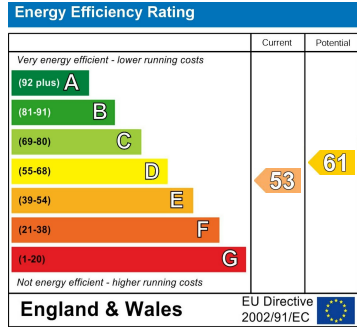


Garden & Grounds

From the Llantrithyd Lane, a flint chipped pull-in leads to the spectacular wrought iron gates, opening onto the flint chipped forecourt parking and turning area fronting the residence. This is a sizeable area with plenty of room for cars to park and from which there is access to the triple garage. Bonvilston Hall is surrounded by gardens and screened and sheltered by mature laurel hedging providing an immense degree of privacy. To the eastern side of the property is a swimming spa with adjacent matching access deck beyond which is a timber-framed pergola with wooden shingle roof. A chiminea-style burner resting on flagstones provides a source of warmth while the pergola itself covers an outdoor cooker and slate topped surface with recess intended for a 'Big Green Egg'. This is the perfect entertaining space for the British summer. A paved patio area is accessed directly from the south facing reception rooms and extends, in turn, onto a larger lawn. The property has been very deliberately positioned within the plot to maximise the southerly and westerly view, looking over lawns onto a vista of rolling farmland. Well tended oak trees provide some shelter and screening. The lawn in front of the property has steps leading down to a larger grassed area including a circular stone edged and flint chipped space, ideal for use with a fire pit. A post and rail fence divides the garden from the paddocks beyond.

The detached garage block includes three bays and an adjoining, separately accessed multi-purpose gym/workshop/home office, beyond which is a garden store with ramped access for a ride on mower.

An L-shaped stable block is accessible from the gardens via a timber 5-bar gate. It includes 4-bay stabling, open hay store and tack room/store. A concreted forecourt area leads through to This leads on to an adjoining paddock. The stable yard can be independently accessed from the Llantrithyd Road. In all, the property is set within gardens and grounds of close to 11 acres in total.



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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