



Keepers House, Church Street
Llysworney, Near Cowbridge, Vale of Glamorgan, CF71 7NQ

Watts
& Morgan

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Guide Price £1,100,000 Freehold

5 Bedrooms : 3 Bathrooms : 3 Reception Rooms

A stunning family home blending the traditional with the modern. Double height glazed hallway looking onto rear courtyard garden, lounge, sitting room and dining room with open fire. Traditionally styled modern kitchen with solid wooden tops and 'Esse' range cooker. Also cloakroom and utility room. To the first floor: master bedroom with contemporary en suite shower room and dressing room; three further double bedrooms and family bathroom with bath and shower. Separate guest suite / bedroom 5 with deep wardrobe and en suite shower room. Integral double garage; off road parking. South facing garden with paved courtyard, lawns, hot tub and barbecue hut.

EPC rating: D66

Directions

From our High Street Offices travel in a westerly direction, towards Bridgend and join the A48 trunk road. Approximately one mile further on take the left hand turn at Pentre Meyrick cross roads for Llsworney. Follow this road into Llsworney Village and turn right opposite 'The Carne Arms' Public House. Keepers House will be to your left after about 75 yards.

- Cowbridge 2.3 miles
 - Cardiff City Centre 15.9 miles
 - M4 (J35, Pencoed) 5.7 miles
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Your local office: Cowbridge

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Summary of Accommodation

DESCRIPTION OF PROPERTY

- * Keepers House is a truly stunning home retaining much character and soul.
- * Set away from the main road running through the centre of this village, the property has been significantly extended and modernised to create a unique property blending old world character with contemporary style.
- * Impressive, double-height vestibule hall with a 'glass wall' looks over the rear courtyard garden.
- * Flagstone flooring extends from the hall into a sitting room and through an inner hallway into the kitchen and dining rooms.
- * The dining room itself links through to a family lounge.
- * These three principal reception rooms have deep silled windows to the front elevation and all have working fireplaces.
- * The lounge and sitting room both have oak flooring and wood burners resting atop flagstone hearths whilst the dining hall has an open fire.
- * A quality, Shaker-style kitchen painted in a duck egg blue has solid wooden work tops surrounding a twin French style sink. 'Esse' range cooker and integrated dishwasher are both to remain
- * From here window looks out onto a sheltered side garden while bi-fold doors extend through a sheltering porch onto a south facing flagstone-paved courtyard garden.
- * The light filled hallway has stairs leading to the first floor landing area off which the four bedrooms are located.
- * The master bedroom is a generous double and includes a dressing room with laundry chute to the utility room; and a contemporary en-suite shower room with walk-in shower.
- * The three other bedrooms are all doubles, one of which includes a mezzanine sleeping area.
- * These three bedrooms share a luxurious family bathroom with cast iron, roll top claw and ball footed bath and contemporary shower.
- * There is, in addition, a separate guest room to the western side of the property at including a large bedroom space and contemporary en suite shower room

GARDENS AND GROUNDS

- * Keepers House is set within a plot of approaching a quarter of an acre in total.
- * From its lane frontage a broad pull-in leads, via twin doors, into the integral double garage (approx max 5.65m x 5m). Garage is currently subdivided by stud walling to create a workshop / study area
- * There is an additional parking space to the eastern corner of the property.
- * Immediately to the rear of the property is a very pleasant and sheltered flagstone paved courtyard garden with ample room for an outside dining table.
- * There is, in addition, a neat storage area beyond the garage and accessed from driveway via a wooden five-bar gate. This provides a useful space for bins, recycling etc.
- * From this courtyard steps lead up to a larger area of lawn that looks down onto the courtyard itself and is bordered, to the main, by shrub beds.
- * A wooden Barbecue hut is to remain; so, too, a wood-fired Scandinavian-style hot tub

TENURE AND SERVICE

Freehold. Mains electric, water and sewerage connect to the property. Oil fired central heating (oil boiler located to utility room). There is underfloor heating to the flagstone areas of ground floor.





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