



Cymle The Rhiw  
Cowbridge, CF71 7RS

Watts  
& Morgan



# Cymle The Rhiw

Graig Penllyn, Cowbridge, CF71 7RS

**£1,100,000 Freehold**

6 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Dating back to circa 1560, Cymle is a rare Welsh longhouse that has been beautifully restored to combine timeless character with flexible modern living. Set in an elevated position at the highest point of Graig Penllyn, it enjoys panoramic views over the village and surrounding countryside.

This substantial six-bedroom home has been thoughtfully extended and renovated, blending traditional features—stone fireplaces, slate and oak flooring, exposed beams—with a contemporary open-plan layout and advanced smart home technology.

Set in approx. 0.74 acres, the grounds feature mature lawns, an orchard, pond, and detached double garage, all backing onto open farmland. With ample parking, Control4 smart features, and excellent indoor-outdoor flow, Cymle is a peaceful countryside retreat ideal for modern family living.

Just 10 minutes from Cowbridge, it also lies within the sought-after catchment for Cowbridge Comprehensive School



## Directions

Cowbridge Town Centre – 3.5 miles

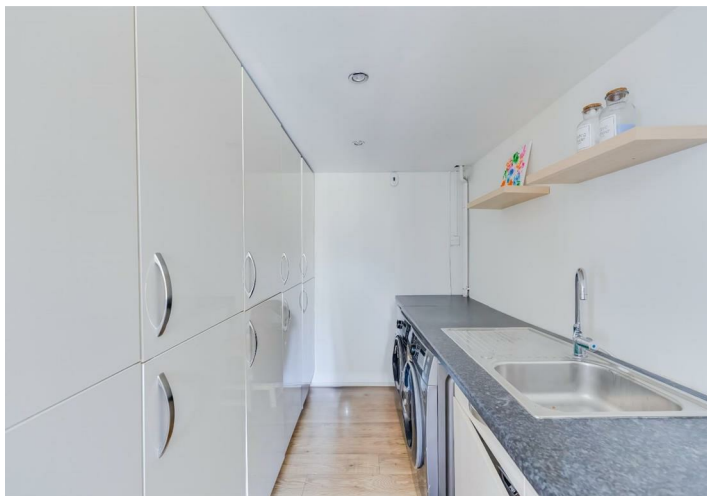
Cardiff City Centre – 19.5 miles

M4 Motorway (J35) – 4.2 miles

Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

Cymle occupies an enviable position at the very top of Graig Penllyn, enjoying uninterrupted panoramic views over the picturesque village below and stretching far across the rolling countryside beyond.

Upon entering the home through a broad, characterful front door, you're welcomed into a generous hallway laid with elegant slate flooring. A stylish two-piece cloakroom/WC is located off the hall, and at the far end, French doors open out onto the rear garden, inviting the outdoors in. A staircase, positioned with a sense of traditional flow, rises gracefully to the first floor.

To the east of the property sits a beautiful dual-aspect sitting room, where a freestanding log burner rests on a flagstone hearth. Warm oak flooring adds comfort and charm, making this a tranquil space for relaxation.

From the hallway, the main lounge unfolds as an expansive, open-plan living area. At its heart are impressive south-facing 5-metre slimline Cortizo double doors, drawing in natural light and offering breathtaking, uninterrupted views across the garden. This seamless connection between indoors and out elevates the space into a bright and versatile room, perfect for both quiet evenings and lively gatherings.

The heart of the home is the beautifully designed kitchen and dining area. This stylish, functional space features oak shaker-style wall and base cabinetry, a central island with breakfast bar, and sleek granite worktops. A full suite of integrated Neff appliances includes a double oven with grill, 5-ring induction hob and matching extractor, a dishwasher, and a Franke one and a half sunken sink unit. Opposite a large west-facing picture window—perfectly placed to capture spectacular sunsets—is the dining area, generously sized for entertaining and family meals.



## ABOUT THE PROPERTY

A side door offers direct access from the kitchen to the gravel driveway, while an adjacent utility room provides excellent storage and houses the practical workings of the home.

Upstairs, the first-floor landing is flooded with natural light, creating a peaceful reading nook that overlooks the surrounding gardens and grounds. The landing also features exposed oak flooring and a loft hatch offering access to additional storage space.

To the eastern wing of the house lies the principal bedroom, a luxurious and tranquil retreat. This reconfigured suite is designed with both comfort and technology in mind, offering integrated modern features. The stunning family bathroom is also found on this level, boasting a five-piece layout complete with walk-in double shower and indulgent Jacuzzi bath.

An original stone archway leads into the oldest part of the property, a charming passage that adds texture and history to the upper floor. Here, the airing cupboard conceals a newly installed hot water system, discreetly housed to support the home's upgraded performance.

The western side of the home offers five additional bedrooms—four doubles and one currently used as a combined home gym and office—all enjoying natural light and views over the gardens or countryside.





## ABOUT THE PROPERTY

Throughout the property, modern smart technology has been seamlessly integrated to enhance everyday living. A partial Control4 automation system manages lighting, heating, and entertainment across the master suite, upstairs bathroom, and all principal ground-floor rooms. A ceiling-mounted speaker system provides immersive audio in the master bedroom, bathroom, and reception areas, perfect for music lovers or ambient home living.

Security is discreet yet comprehensive, with a Hikvision CCTV system monitored via a dedicated mobile app, alongside a fully monitored alarm system offering app controls, SMS alerts, and 24/7 response via a central control centre.

The home also boasts enterprise-grade full-fibre broadband, ensuring fast, stable Wi-Fi throughout every room, while full Cat 6 cabling enables future-proofed, hard-wired network connectivity for home working, entertainment, and automation.

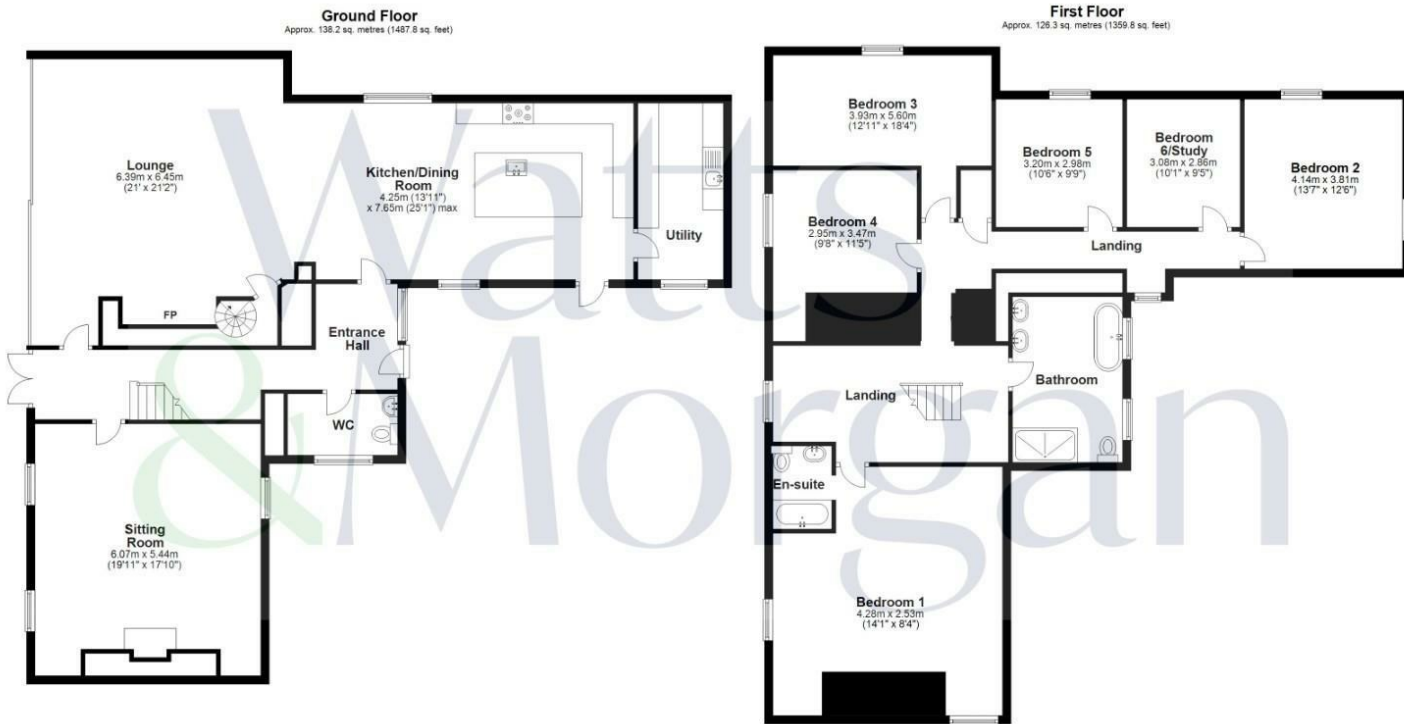
## GARDENS AND GROUNDS

The property is set within approximately 0.74 acres of beautifully maintained gardens and grounds, all enjoying a backdrop of open farmland and natural beauty.

A long gravel driveway leads to a generous parking area for multiple vehicles and a detached double garage, which benefits from a new roof (fitted 2021) and full power supply.

The wraparound gardens are predominantly laid to lawn, enriched with mature trees, established shrubs, climbing evergreens, and a flourishing wisteria that drapes elegantly along the rear of the house. Wildlife lovers will be enchanted by the abundance of birds, butterflies, and other creatures that visit year-round, adding vibrancy to the peaceful setting.





Total area: approx. 264.5 sq. metres (2847.6 sq. feet)

Garden & Grounds

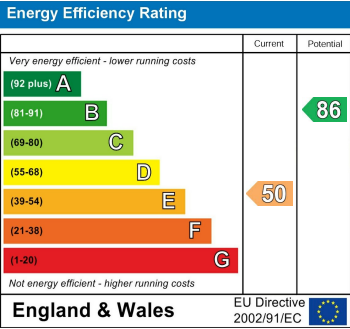
Stone steps lead from the rear of the house onto a raised lawn, providing an elevated vantage point to enjoy the surrounding scenery. This area seamlessly connects to a private, south-west facing garden featuring a charming pond and a flagstone patio that captures the best of the afternoon and evening sun.

At the top of the garden lies a spacious upper lawn, created after farmland was purchased beyond the original stone wall boundary, overlooking open farmland, ideal for children's games and outdoor activities, offering ample space for recreation and relaxation.

The orchard offers a selection of fruit trees and sits beside several original stone outbuildings, offering additional storage and potential. The oil tank is discreetly positioned in the side garden

Additional Information

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Council Tax: Band I. There is a restricted byway access (not vehicular) through Cymle driveway and orchard.



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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