

China House, Marcross,

Nr Llantwit Major, Vale of Glamorgan, CF61 1ZG

Watts & Morgan



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Guide price: £850,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A rare opportunity to acquire a distinctive family home combining character, generous accommodation and great outdoor space in one of the Vale of Glamorgan's most desirable coastal locations. Lounge and sitting room, both with open fires. Dining room, large kitchen-breakfast room and utility room. Four generous bedrooms with largest bedroom featuring an en suite bathroom. Ample driveway parking, integral double garage. Surrounding gardens with lawns and paved patio area.

EPC rating: TBC







Directions

Llantwit Major Town Centre – 3.4 miles

Cardiff City Centre – 20.4 miles

M4 J35 Pencoed – 11 miles

Your local office: Cowbridge
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Summary of Accommodation

About the property

A truly unique family home, China House has been created through the sympathetic conversion and amalgamation of a row of former pottery workers' cottages into one impressive residence. Occupying a glorious plot of approximately 1/3 of an acre, bordered by farmland and situated within the sought-after Glamorgan Heritage Coast, the property enjoys a wonderful semi-rural setting with far-reaching countryside and coastal views.

The property is entered via an entrance porch with a convenient cloakroom/WC. Beyond lies a spacious central dining hall, forming the heart of the home and providing access to the principal reception rooms, with a staircase rising to the first floor. The generously proportioned family lounge is a particular highlight, featuring a hand-crafted fireplace constructed from locally sourced stone and housing an open working fire. An open archway leads through to a later garden room addition, a delightful space enjoying a sunny southerly aspect and views over the gardens. A second, more intimate sitting room offers a cosy retreat and also benefits from an open fireplace. Located adjacent to the kitchen, it provides an ideal family snug or evening reception room. The impressive kitchen/breakfast room was refitted in 2025 and features a comprehensive range of contemporary units, extensive work surfaces and ample space for family dining. Beyond the kitchen is a practical utility/boot room housing the central heating boiler and providing internal access to the garage.

To the first floor are four well-proportioned bedrooms and a family bathroom. The principal bedroom enjoys particularly generous proportions together with superb far-reaching views across the surrounding countryside towards the Bristol Channel. It benefits from its own en suite bathroom with shower over bath. All four bedrooms enjoy attractive outlooks over the surrounding landscape.

Additional information

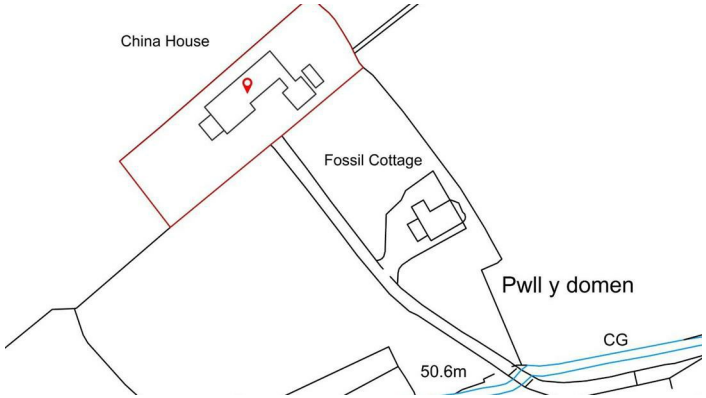
Freehold. Mains electric and water connect to the property. Cess pit drainage. Oil-fired central heating. Council tax: Band H

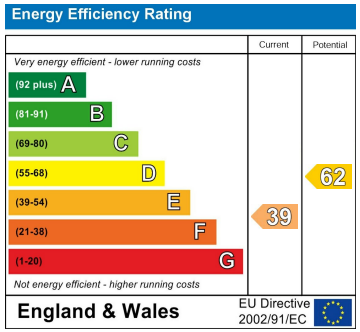


Total area: approx. 261.9 sq. metres (2819.4 sq. feet)

Garden & Grounds

China House is approached via a shared driveway from the village lane, also serving Fossil Cottage, over which both properties enjoy rights of access. The driveway leads to a substantial flint-chipped forecourt providing extensive parking and turning space. The gardens extend to approximately 1/3 of an acre and are enclosed by a combination of mature hedging, timber fencing and traditional stone walling. A public footpath passes beyond the north-western boundary, leading to the adjoining fields. The drive continues to the detached garage (approx max 5.6m x 5.2m) accessed via twin sectional doors and benefiting from useful eaves storage; a rear pedestrian door opens directly into the garden. The grounds are arranged into two distinct garden areas to the south-west and north-east of the property respectively. The western garden features a paved terrace, ideal for outdoor entertaining, surrounded by established lawn. A pathway runs around the rear of the house, linking to the eastern garden, which is predominantly laid to lawn and incorporates a selection of fruit trees together with a substantial timber garden store (approx max 5m x 2m).





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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