



Kendal House

Penllyn, Nr Cowbridge, Vale of Glamorgan, CF71 7RQ

Watts  
& Morgan



# Kendal House, Penllyn,

Nr Cowbridge, Vale of Glamorgan, CF71 7RQ

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**Guide price: £3,500,000    Freehold**

6 Bedrooms | 6 Bathrooms | 6 Reception Rooms

Quite exceptional, unique residence in one of the most sought after villages close to Cowbridge providing an amazing family home set within its own plot of about 3.5 acres.

Luxurious and impeccably presented accommodation including five reception rooms, six bedrooms, all en suite, bespoke kitchen with Aga. Indoor heated swimming pool, summer house/snooker room, extensive gardens and grounds, garaging and barn.



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## Directions

Cowbridge Town Centre – 2.1 miles

Cardiff City Centre – 14.8 miles

M4 J35 – 4.9 miles

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## Summary of Accommodation

### Situation

Penllyn is highly regarded village about 2.5 miles from the Market Town of Cowbridge. The village features a church, a village hall and a rejuvenated, thriving Public House and Restaurant, "The Fox". It is surrounded by the delightful countryside of the Vale of Glamorgan. Primary schooling is within easy reach in Llangan Primary School; while the outstanding Cowbridge Comprehensive School serves the western Vale. Nearby Cowbridge has a great range of shops - including a Waitrose supermarket - and services to suit all needs, all of which are within walking distance of the town centre. Recreation facilities include a leisure centre and various sporting clubs which offer tennis, squash, cricket, rugby, football and bowls. Cowbridge lies some 13 miles west of the City of Cardiff which has the usual amenities of a Capital City including theatres and concert halls as well as a main-line rail connection to London in around two hours. The area is serviced by the A48 which by-passes the town along the route from Cardiff to Bridgend and Swansea. The M4 motorway lies some 7 miles to the north of the town with junctions 33, 34 and 35 servicing "The Vale". The Heritage Coast, with its cliff top walks and mixture of sandy and stony beaches, lies to the south and west.

### About the property

It is increasingly unusual to find such an exemplary, spacious family home within the Vale of Glamorgan, set in especially generous gardens and grounds yet remaining in a highly sought after village within easy reach of Cowbridge Town. Kendal House is such a property, having been lovingly and thoughtfully extended and much improved in more recent years. It now provides a wealth of understated, neo-classical charm coupled with an incredible attention to detail throughout. As a family home, the accommodation is quite superb; as a small Estate, it provides all that one could need – from extensive gardens, outbuildings and garaging within glorious countryside.



## About the property (continued)

An entrance porch leads into the hallway from which there is access to all the principal reception rooms, to the kitchen and to the staircases leading to the first floor bedrooms. A most impressive, spacious family lounge to the south west corner of the property enjoys a southerly aspect looking out over a flagstone paved terrace. It has, as a focal feature, a simply carved marble fire surround and hearth with wood burner within. There are two additional more formal reception rooms – a library and a drawing room, both significant sizeable rooms. The library features solid wooden flooring and it has, as a central, focal feature a wooden fire surround with recessed wood burner flanked to either side by bespoke library shelving and storage. The adjacent drawing room is a light-filled dual aspect room, again with a wood burner and wonderfully calm ambience. The most recent addition to the property is the kitchen wing, most thoughtfully considered and including a bespoke, locally crafted "Adam Elliot" kitchen of exceptional quality with 'Silestone' work surfaces and matching central island. A 4-oven electric aga and adjacent warming draw is to remain, so to a 90cm catering size oven, induction hob, wine cooler and fully integrated dishwasher. The comprehensive range of units provide the quality and range one would expect featuring a great array of drawers, shelving and storage. The central island incorporates a curving banquette seat perfectly positioned to gaze through the French doors over the terrace onto the lawns and gardens. Neatly positioned behind the kitchen is an expansive utility room, again with a great range of fitted storage with ample space for washing machine and dryer. Fully integrated second drinks fridge to remain, the centrally positioned tall cupboards include radiators – perfect for drying. Linking through to the kitchen is a walkway connecting directly to the "Wine and Dine" area of dining room and adjoining drinks area. The dining room is a wonderful space with ample room for a great family size table, with two steps leading down to a drinks area with bespoke fitted wine fridges and storage, accent lit from above by a lantern light. Throughout the ground floor are 'Cotswold' stone tiles with zoned underfloor heating.





### About the property (continued)

To the first floor there is a great array of bedrooms all with bespoke wardrobes and all having their own luxurious en suite facilities. The five principal bedrooms are accessed from the original curving staircase with galleried landing over; the master suite is accessed from the second staircase from the hallway. The master suite in particular features a centrally positioned bed with storage behind, bespoke fitted wardrobes and twin doors to an exemplary bathroom with contemporary slipper bath, marble surfaces with twin hand basins, shower cubicle and a comprehensive range of hand crafted wooden storage.

Extra self contained accommodation is provided within a separate annexe, again finished to a wonderfully high standard. A central room kitchen-living area has a distinct seating area focusing on a Scandinavian wood burning stove; it is open plan to a comprehensively equipped traditionally styled kitchen. A cloakroom/WC and utility room is to one side. Two steps lead up to a wonderfully appointed large double bedroom with its own en suite shower room.

### Gardens and grounds

From the village lane, a broad block paved pull-in leads to the gates giving access to Kendal House. The gated entrance itself has a monitored video entry system and is remotely operated. The drive sweeps around to a covered, timber framed three bay car port with additional parking in front. The driveway continues to a further parking area from which paved path runs through a lawn to the principal entranceway. Set within a plot of about 3.5 acres, the largest proportion of the gardens are laid to well tended lawns and bordered by tree and hedge boundaries. A glorious, flagstone paved patio area enjoys a southerly aspect and has the added benefit of a wine cellar store beneath and a separate gardeners WC/dog shower.

Accessible from within the main house is the indoor pool complex, the central feature of which is a heated swimming pool (approx 9m x 4m) with a retractable sectional cover recessing into a valley within a composite deck incorporating a sunken hot tub. It also features a shower room and WC, a 'Tylo' Scandinavian sauna and adjacent boiler/filtration room. Ample room remains for seating and for gym equipment.



## Garden & Grounds (continued)

Within the grounds is a stylish timber framed summer house glazed to all four sides. This multi-purpose room currently houses a vintage, 1920's era full sized snooker table and has potential for many and varied uses. Long garden; flagstone paved patio and lawn fronting kitchen and principal entrance.

Running along the western boundary to the property is a secondary access lane solely for the use of Kendal House and for maintenance/works vehicles. This lane leads to a modern agricultural barn to the far north western corner of the garden, screened from the same by mature conifer hedging. It has power and water connected and as such is the ideal area for much additional storage and for gardening equipment/mowers. Three banks of solar panels are attached to the roof and contribute to the electrical usage of the property. An additional small paddock area is adjacent to the agricultural barn whilst a pony stable and store adjoin the barn.



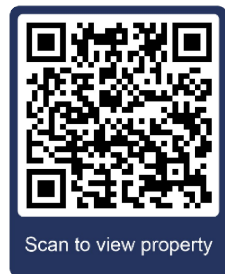
Total area: approx. 131.2 sq. metres (1412.2 sq. feet)

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.

## Additional Information

Freehold. Mains electric, water and sewerage connect to the property. LPG-fired central heating for Kendal House. Oil-fired central heating for Annex and swimming pool. Solar panels provide supplementary power to the house (no feed-in tariff). Council tax: Band I

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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