

Trebettyn House, Trebettyn,

Llansannor, Nr Cowbridge, Vale of Glamorgan, CF71 7RX

Watts & Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7RX

Guide price: £1,250,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A delightful home to be sold together with an adjoining paddock of about1.5 acres. Set within a very generous garden plot the family friendly accommodation includes: lounge with wood burner, open-plan kitchen/living/dining space, separate laundry area linking through to a games room; indoor heated swimming pool; and garage wing. To the first floor: five bedrooms and family bathroom. Ample driveway parking together with covered carport and garaging for at least 4 cars. Sheltered patio and pergola to the rear with sizable lawn screened by conifer hedging. Adjoining, gently sloping paddock separately accessed from village lane.







Directions

Cowbridge Town Centre – 2.6 miles

Cardiff City Centre – 13.7 miles

M4 J35 Pencoed – 5.6 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

About the property

Trebettyn House is delightful home in a rural setting within gardens and grounds of about 2.1 acres in total surrounded, to the main, by open farmland and yet within easy striking distance of Cowbridge Town and all its facilities. It has been modernised in recent years but offers yet considerable scope to further alter (subject to any appropriate consents) if so required. A covered entrance porch to the front elevation opens into the central ground floor hallway from which a staircase leads to the first floor and doors lead to both the lounge and to the kitchen/living/dining room. Tiling to the hall extends into a cloakroom and into the kitchen/living/dining space and, beyond, into the laundry/utility room. The family lounge is a dual aspect room with a bow window overlooking the front garden and with double doors to the rear leading to a neat, paved courtyard garden. It has, as a focal feature, a wood burning stove recessed within a chimney breast. Kitchen/living/dining space is a great family area incorporating ample space for seating, for a large family sized dining table together with a kitchen area fitted with a comprehensive range of units. With granite work surfaces extend, in part, to form a matching breakfast bar/island. Appliances, where fitted, are to remain and include; electric hob, twin oven, space/plumbing for a dishwasher and also a rotisserie. The living/dining space overlook the front garden and enjoy an easterly aspect onto the fields beyond. Neatly connecting from the kitchen, a door leads into a rear entrance lobby incorporating a laundry/utility area - a sizeable, multi purpose space from which there is access to the covered carport, through to the garage, to a courtyard area and via double doors into the games room. The laundry room includes a fitted range of units with fully integrated washer and a dryer. Doorways lead from here into the twin, interconnecting garages, both accessed via broad electric up and over doors; both with garaging for 2 cars. The first garage includes a second boiler and filtration kit for the swimming pool together with plumbing/space for a washer and a dryer. Beyond the laundry room is a games room currently housing a snooker table off which is a shower room, a storeroom and double doors lead into the indoor heated swimming pool and a second set of double doors leading to a paved, sheltered courtyard area with timber pergola positioned to catch the afternoon and evening sun.

To the first floor, a central landing area has doors leading to all 5 bedrooms and to the family bathroom; all the bedrooms look over the gardens and surrounding fields and farmland. All share use of a family bathroom with shower over bath.

Additional information

Freehold. Mains electric and water connect to the property. Oil-fired central heating. Council tax: Band I

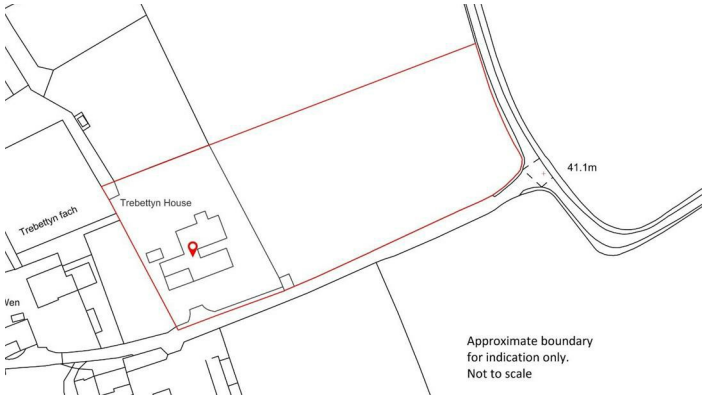
Garden & Grounds

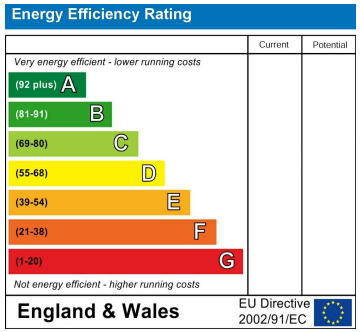
From the lane into the hamlet of Trebettyn, a broad sweeping entrance leads through twin gates onto a block paved driveway fronting the property. This, in turn, runs to a covered carport with ample parking for a number cars. This runs into the twin interconnecting double garages both of which are accessed via electric up and over doors. A lawn immediately to the front of the property continues to the side and leads, via a gated entrance, into the rear garden. The rear garden itself is an enclosed space of wonderfully generous proportions including a great area of lawn screened, to 2 sides, by mature and well tended conifer hedging and, to a third side, by waist high block-built walling with picket fencing atop. A paved sun terrace with timber pergola is ideal for alfresco dining and to catch the afternoon and evening sun. The gardens and grounds are of approximately 0.6 of an acre whilst the adjoining paddock is of approximately 1.5 acres. A gated entrance from the front garden leads into the paddock yet there remains a separate gated entrance from the Village Lane to the same. This paddock is gently sloping from north to south with posts to be place to indicate the approximate boundary. See plan for more details.





Total area: approx. 443.5 sq. metres (4774.0 sq. feet)





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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