

Hartlands, Llanbethery,

Nr Llancarfan, CF62 3AN

Watts & Morgan



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Guide Price £799,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms
Double Garage | Large South-Facing Plot

A spacious, detached family home with superb, south-facing garden backing onto Vale farmland. Occupying a generous plot in this ever-popular, quiet Village in the Vale Of Glamorgan.

Accommodation over 2,600 sq ft to include; entrance hallway, dual-aspect lounge, separate dining room, fitted kitchen with appliances and utility room. Also, cloakroom and laundry room/home office. Four double bedrooms with fitted wardrobes, luxurious 'TapEnd' designed ensuite and 5-piece bathroom.

Gated private driveway leading to a double garage with EV charger. Mature, lawned garden with two-storey stone outbuilding, ornamental pond, veg beds and paved areas.

Cowbridge Comprehensive School catchment.

No ongoing chain. EPC Rating: tbc.







Directions

Cowbridge Town Centre – 7.2 miles

Cardiff City Centre – 16.1 miles

M4 Motorway – 8.3 miles

Your local office: Cowbridge

T: 01446 773500
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Summary of Accommodation

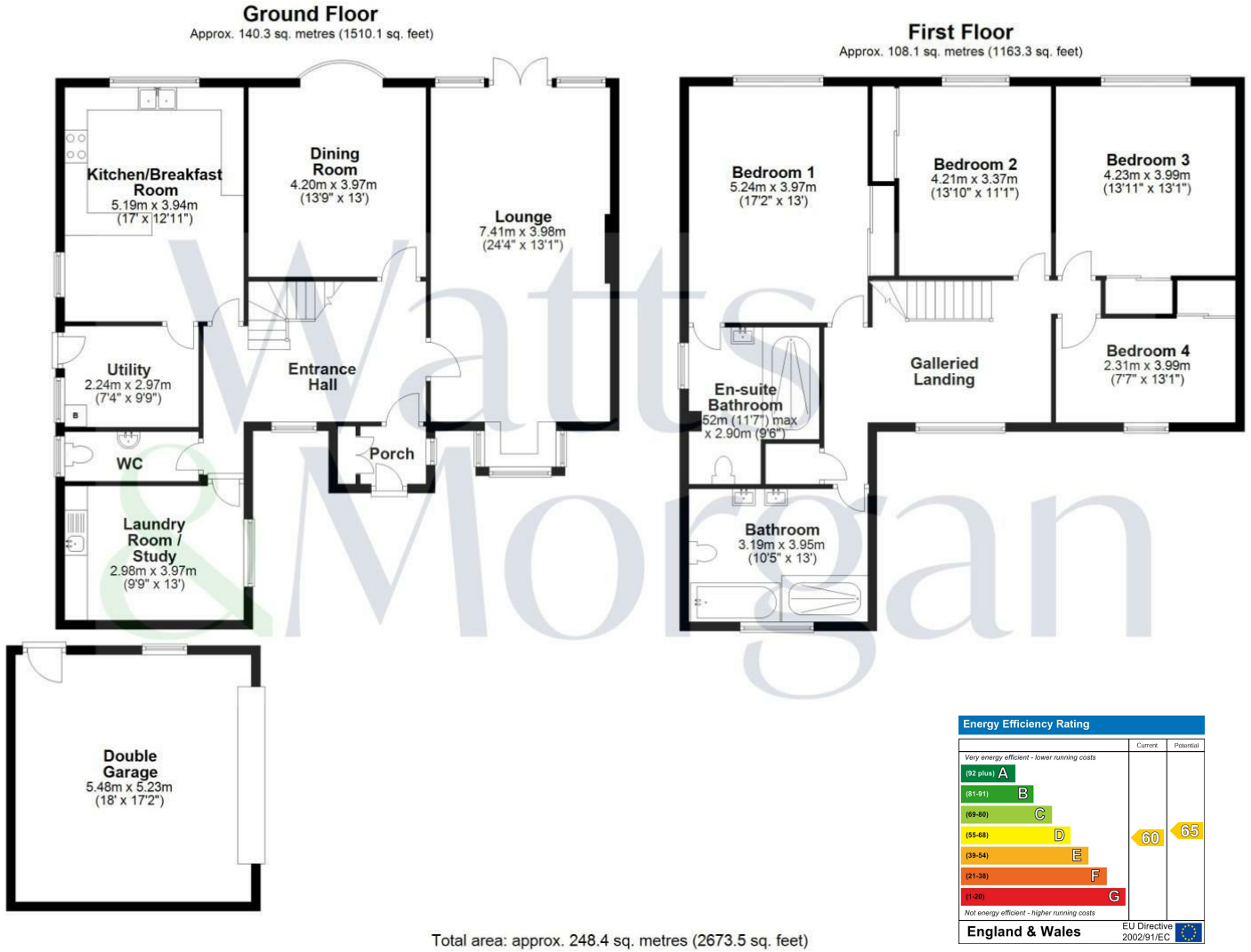
ABOUT THE PROPERTY

Set to the centre of this popular rural Vale village, Hartlands is a very generous, individual family home with adaptable accommodation over 2600 sq ft. It has wonderful south-facing gardens with fine views over open countryside.

An entrance porch with cloaks cupboard opens into a central hallway with galleried landing over and from which doors lead to all the principal ground floor rooms. The family lounge has a bay window looking over the front forecourt with built-in window seat; and double doors opening to a paved sun terrace with garden beyond. A central feature to this room is the traditional open-fire with stone fireplace.

Both the kitchen and the dining room enjoy the same peaceful aspect; the kitchen itself includes a range of quality, solid wall and base units with ample space for a breakfast table. Appliances where fitted to remain to include; an electric 4-ring hob, eye-level double oven with grill, fridge and freestanding dishwasher. Also a double Belfast sink unit overlooks the south-facing garden. A utility room, adjacent to the kitchen, has a door opening to the side elevation, and also houses the freestanding oil-fired Worcester boiler. Furthermore there is a separate laundry room with plumbing for utilities and further storage. This multi-functional room could easily be converted to a play room/home study. There is, in addition, a 2-piece cloakroom accessible from the hallway.

To the first floor, a central landing area has doors leading to all four double bedrooms and to the family bathroom. The three largest bedrooms are all especially generous doubles and enjoy southerly views over the garden and further on to Vale farmland. All four bedrooms have the benefit of their own fitted wardrobes, and the master bedroom has its own luxurious en suite shower room. The family bathroom is particularly large and is fitted with a 5-piece contemporary suite to include jacuzzi bath and separate walk-in shower, with dual sinks and co-ordinating storage. These two bathrooms have been fitted and designed by local award-winning bathroom designers; 'Tapend' and offer fully-tiled walls, flooring and shower seats.



Total area: approx. 248.4 sq. metres (2673.5 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.

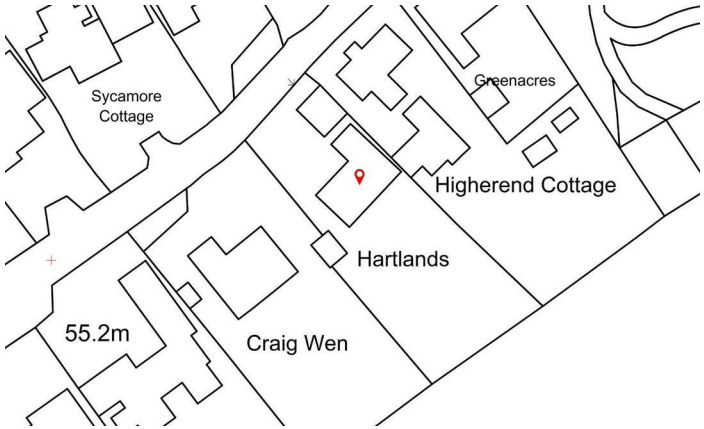
GARDENS AND GROUNDS

Hartlands is nestled to the centre of the quiet and peaceful setting at Llanbethery, surrounded by Vale countryside. Double gates open from the lane to a sheltered forecourt and block paved private driveway for approx three cars. From here, an electric up and over door opens into a double garage 5m x 5.4m with both power and water connected within, and electric car charging point to remain. This front area is screened from the lane through the village by high stone walling offering a further storage and private space.

To the rear of the property is a superb, mature south-facing garden accessed, primarily, from the lounge, backing directly onto open farmland. The principal reception rooms and the largest three bedrooms all look out over the garden and enjoy this southerly aspect. A broad, paved terrace, running the width of the plot, leads past an ornamental pond onto a larger area of lawn, edged by tall trees and veg/fruit/shrub beds. The rear boundary, to the far end of the garden, is marked by a low level stone wall beyond which is an open field, ideal for relaxing and enjoying the wonderful view. Within the western side of the garden, there is a two storey, stone built store / workshop (approx. max internal first floor measurement 4.5m x 2.8m) with slate roof. The lower ground floor is of restricted headroom, but would prove ideal as a project for an external office, or as a chicken coop.

ADDITIONAL INFORMATION

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





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