



Penybryn, Llantwit Major Road
Crossways, Near Cowbridge, Vale of Glamorgan, CF71 7LJ

Watts
& Morgan



Penybryn, Crossways,

Near Cowbridge, Vale of Glamorgan, CF71 7LJ

Guide price: £995,000 Freehold

4 Bedrooms | 3 Bathrooms | 4 Reception Rooms

An exceptional property, immaculately presented and significantly extended with extensive, highly adaptable accommodation. Conveniently close to Cowbridge, it includes: three reception rooms, all with wood burning stoves. Stylish modern kitchen/breakfast room leading to a superb garden room positioned to the rear of the property looking out over paved patio and lawn garden. Also ground floor cloakroom/WC, laundry room. To the first floor: four double bedrooms, the largest bedroom with its own en suite shower room, family bathroom with bath and separate shower cubicle. Separate, detached two storey garage block with parking, store room and WC with home office and games room above. Garden to the rear of the property, with paddock beyond of approximately 0.5 of an acre.

Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Penybryn is a quite exceptional home. In recent years it has been comprehensively refurbished and significantly extended to create the family home you see today with its extensive, highly adaptable and flexible accommodation together with separate garage/store and games room over. It is most conveniently located close to Cowbridge yet set within a plot of 0.85 acre in total. From the entrance porch, doors lead into a hallway with cloakroom at the far end and doors either side leading into the three reception rooms. The principal, family lounge is to the front corner of the property with a window to the side elevation and a broader window to the front enjoying views over the driveway and Llantwit Major Road and onto fields and farmland beyond. It has, as a focal feature, a wood burning stove recessed within a chimney breast resting on flagstone hearth. A broad, open arch links to an extremely stylish kitchen/breakfast room comprehensively fitted with a range of units with quartz worktops and matching breakfast bar. Two oven electric Aga, wine cooler and fully integrated fridge, freezer and dishwasher are all to remain. The other two reception rooms both feature wood burning stoves, one looking to the front elevation and the second linking through to the garden room. Both the kitchen and the sitting room link through to the garden room – a quite superb addition to the property providing significant extra accommodation. This is ideal family living space, being accessible from the kitchen and the family sitting room together with two sets of doors open to a flagstone paved terrace with lawn beyond. There is crisp bright sunlight from the clear glazed fenestration above. A neat storage area with sink and cupboards links through to a laundry room with addition storage space and space/plumbing for a washing machine.



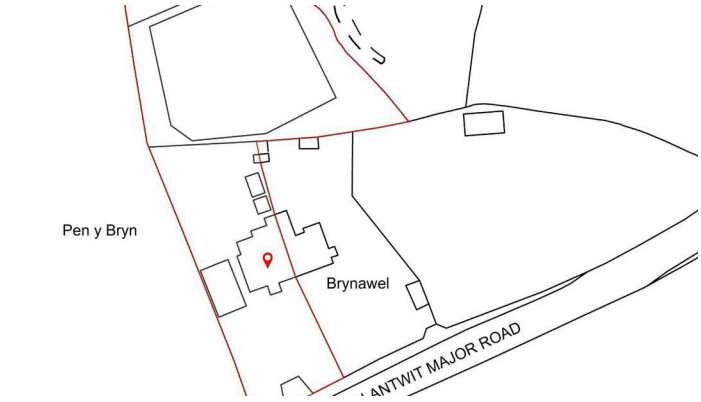
To the first floor a central landing area has doors leading to all four double bedrooms and to the family bathroom. The largest bedroom is a dual aspect room from which there are far reaching views over the front gardens, Llantwit Road and Farmland beyond. This great double room has a neat store cupboard to one corner, a double wardrobe with fitted shelves and hanging rail and its own stylish contemporary ensuite shower room with exposed stone walling in part. The other three bedrooms are all doubles and all share use of the family

Additional information

Freehold. Mains electric and water connect to the property. Solar panels provide supplementary electricity and a 'Feed in Tariff'; further information available from the Seller. LPG-fired central heating. Cess pit drainage. Council tax: Band F

Garden & Grounds

From the Cowbridge to Llantwit Major Road, a broad pull-in entrance way is set back from the roadway and leads to the electric gated entrance to the property. Fronting Penybryn is an expansive tarmac driveway with ample room for a number of cars to park and to turn. This skirts past two sections of lawn and runs to the front entrance doorway and also to the garage. The separate garage block is the most recent addition to the property, combining a double garage, store room and WC/shower room to the ground floor and, to the first floor, a games room accommodating a full size snooker table and a separate study, both these rooms have broad, square bay windows looking out over the gardens and surrounding farmland. Between the garage and Penybryn a gateway with paved path with steps and an access ramp leads to a broad flagstone paved terrace. This runs almost the width of the entire property and provides a great alfresco dining area. Beyond this is a larger section of lawn (currently sub-divided in part by fencing) and including a freestanding hot tub with timber pergola over and an adjacent timber store. A broad opening within a laurel hedge connects through to a paddock of about 0.5 of an acre including chicken run surrounded by waist-high fencing/stockade. All together the property is set



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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