

# White Rock, Church Lane,

Llantwit Major, Vale of Glamorgan, CF61 1FB

Watts & Morgan


White
Rock

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## Guide price: £799,950 Freehold

5 Bedrooms | 4 Bathrooms | 3 Reception Rooms

A superbly appointed family home in one of the most desirable locations within Llantwit Major, individually designed by award-winning architects and providing exceptionally well thought out accommodation. Entrance hallway with cloakroom, garden room, sitting room, kitchen with adjacent living/dining space and utility room beyond. Also additional ground floor study / bedroom 5 with en suite shower room. To the first floor: principal, largest bedroom with en suite shower room and its own sun terrace, a second en suite guest bedroom, two further double bedroom and family bathroom. Ample driveway parking to the front of the property. Sheltered, lawned and paved private garden to the rear with steps leading to the raised sun deck.

EPC rating: C







### Directions

Cardiff City Centre – 18.6 miles

M4 J35, Pencoed – 9.3 miles


Your local office: Cowbridge

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# Summary of Accommodation

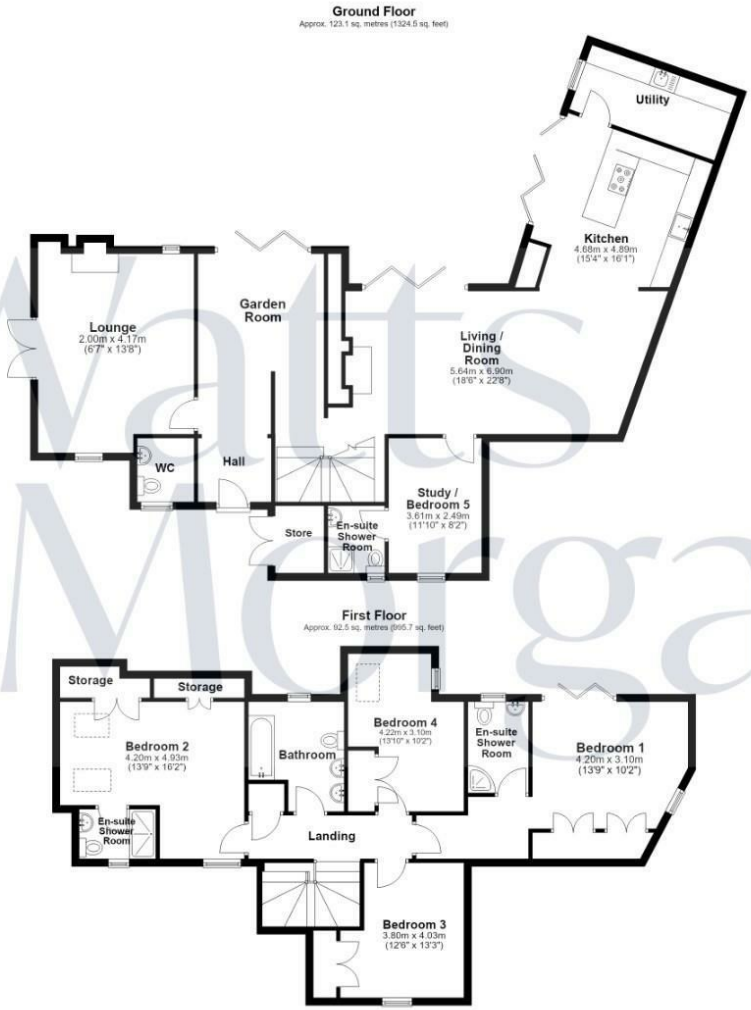
## About the property

This unique family home occupies a superbly located plot, exceptionally well positioned to look over Llantwit Major Church and, to the other side, on towards “The Globe Field”. It has been most thoughtfully designed by the award winning and much respected firm, Davies Sutton Architects, known for their inspiring and sensitive designs. The accommodation throughout is in exceptional order and offers an immense degree of flexibility for families. An entrance hallway has a cloakroom off and opens to a central space: a garden room with bi-fold doors opening to a covered patio with lawn beyond. A cosy lounge is to one side and has, as a focal feature, a wood burning stove recessed within a brick-detailed fireplace. French doors lead from here to the garden. A larger family living room is beyond the garden room and again has doors opening to the garden and a wood burning stove as a focal feature. It is open-plan to an adjoining dining area from which there is access, via a broad square arch, into the modern kitchen. The supremely stylish well kept modern kitchen has broad bifold doors opening to the patio with garden beyond. It includes a great range of fitted units with matching peninsular. Appliances, where fitted, are to remain and include an induction range cooker, fully integrated larder fridge, dishwasher and microwave. Beyond the kitchen is a wonderfully neat laundry/utility room with a most comprehensive range of units concealing a great range of storage; plumbing/space for washer and a dryer. Accessible from the living room is study with considerable potential for it to be used as an extra, fifth, having, as it does, its own en suite shower room.

To the first floor are four double bedrooms and a family bathroom. The largest, principal bedroom is a superb suite with bedroom area, fitted wardrobes and its own en suite shower room and direct access to the sun terrace, the ideal place to enjoy the views over Llantwit and to catch the afternoon and evening sun. The second largest bedroom is also en suite and with its own fitted wardrobes. The third and fourth bedrooms are both doubles and both share use of the contemporary family bathroom.

## Additional information

Freehold. All mains services connect to the property. Gas fired central heating; underfloor heating throughout the ground floor. Council tax: Band G



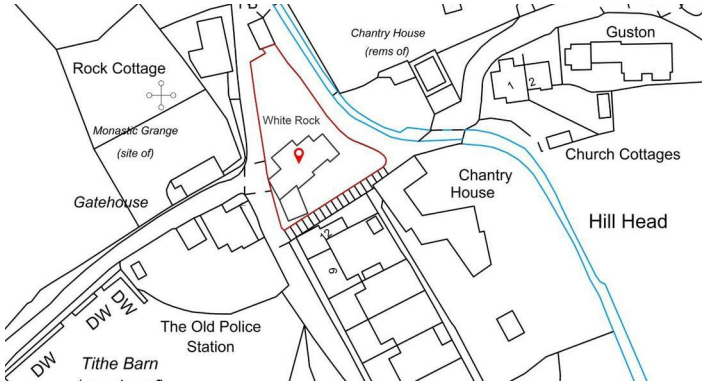

Total area: approx. 215.6 sq. metres (2320.3 sq. feet)

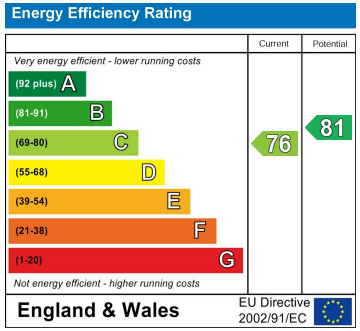
## Gardens & Grounds

Set on an unique and well proportioned plot within the historic heart of "Old Llantwit", White Rock is bordered by Hill Head and, to the other side, by Church Lane. It is screened from the same by hand built stone walling and hedging. The front of the property has a broad, block paved parking area edged by flower and shrub borders; there is ample room for a number of cars to park. A path leads to the principal entrance door and continues to one side, through a gated entrance, into the garden. The rear garden is a level, sheltered and private area including paved patio accessible from the all the principle reception rooms. This extends in turn, onto a larger area of lawn. This area of garden in particular is screened by high, mature laurel hedging. Steps lead to the raised terrace, another sizable space from which to enjoy the views over Llantwit.

## Anti-Money Laundering

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.




Scan to view property

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