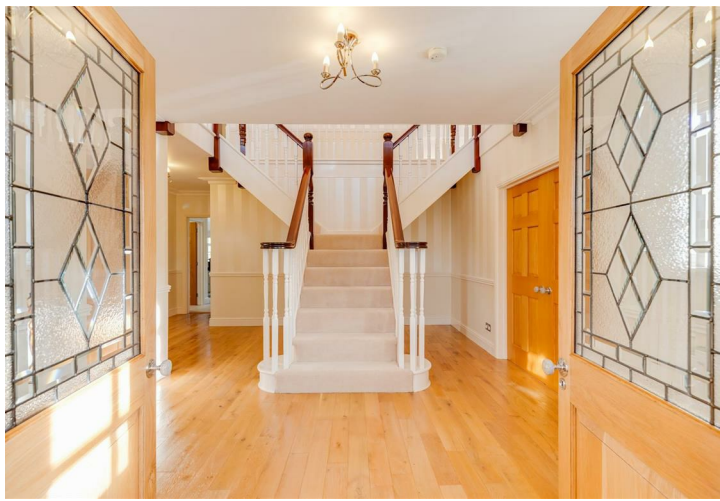




Elm House  
Peterston-Super-Ely, Vale Of Glamorgan, CF5 6NE

Watts  
& Morgan







# Elm House, Groesfaen Road,

Peterston Super Ely, Vale Of Glamorgan, CF5 6NE

**Guide price: £2,250,000 Freehold**

5 Bedrooms | 3 Bathrooms | 5 Reception Rooms

An exceptional home surrounded by extensive gardens and grounds of approaching 4.5 acres in total, enjoying a southerly aspect and fine views looking towards Peterston Super Ely Village and over the Vale of Glamorgan. Extensive, move in ready accommodation includes living room, sitting room, kitchen/breakfast room, dining room and sun-room looking out over, and opening onto, a paved patio area. Also utility room, cloakroom and sizeable multi-use study/gym/playroom. To the first floor the master bedroom has its own en suite, second bedroom again with en suite bathroom/shower room, 3 further generous bedrooms. Gated access to sweeping driveway with ample parking and triple garage. Wonderful surrounding gardens including ornamental pond, paved terrace seating areas and lawns.



## Directions

Cowbridge Town Centre – 7.3 miles

Cardiff City Centre – 8.1 miles

M4 Motorway, J34 Miskin – 3.3 miles

**Your local office: Cowbridge**

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## Summary of Accommodation

### Situation

The Village of Peterston Super Ely lies some three and a half miles north of the A48 trunk road between Bonvilston and St Nicholas. The Village includes a Church, garage, two public houses and a village shop, together with a local primary school, which is now a feeder school for Cowbridge Comprehensive School. Community activity within the village is quite extensive and there are further facilities available in the market town of Cowbridge which is approximately 8 miles to the west with a modern leisure centre and quality shops and restaurants etc. The Capital City of Cardiff lies approximately 6 miles to the east with comprehensive retail and commercial facilities, theatres and concert halls, in addition to a main line link to London in around two hours. The Village is also convenient for commuting, being a short drive to the M4 interchange at Miskin J34.

### About the property

Elm House is a unique family home, to the northern side of Peterston-Super-Ely and enjoying a commanding position, looking south towards the village and over the Vale of Glamorgan. In more recent years, the property has been comprehensively and most thoughtfully renovated to provide an exceptionally well finished, move in ready residence to the centre of a surrounding plot of close to 4.5 acres in total; there remains considerable scope for a buyer to make their own mark on this fabulous home.





### About the property (continued)

An entrance porch leads into a most impressive central hallway with split staircase leading to a galleried landing over. From the hallway, doors lead into the principal reception rooms with additional doors opening into a cloakroom and to the kitchen/breakfast room. The lounge is positioned to enjoy a southerly aspect with two sets of bay windows having doors opening onto a paved patio. The lounge links through to a dining room which, in turn, has a much used sun-room beyond. Positioned to one corner of the property, there are panoramic views from the sun room over farmland towards Peterston-Super-Ely and the Vale of Glamorgan. Immediately adjacent to the sun-room is a stunning kitchen/breakfast room fitted with an extensive range of units with substantial granite work surfaces and an oak-topped island breakfast bar. Appliances are to remain and include: fully integrated fridge, freezer, dishwasher and range cooker. Beyond the kitchen is a fitted utility room leading to a side entrance hallway from which there is access into a significant, sizeable space lending itself exceptionally well to a range of many and varied purposes, for example study; playroom; home cinema.

An especially spacious and light filled galleried landing has doors leading to all five bedrooms and to the family bathroom. The largest double bedroom enjoys a dual aspect with far reaching southerly views over the surrounding area towards Peterston Village. This generous double bedroom has its own en suite shower room. The four other bedrooms are all finely proportioned and all have bespoke fitted wardrobes and storage. A family bathroom includes a bath and a separate deep shower cubicle; to its benefit, it can be accessed directly from the second bedroom.



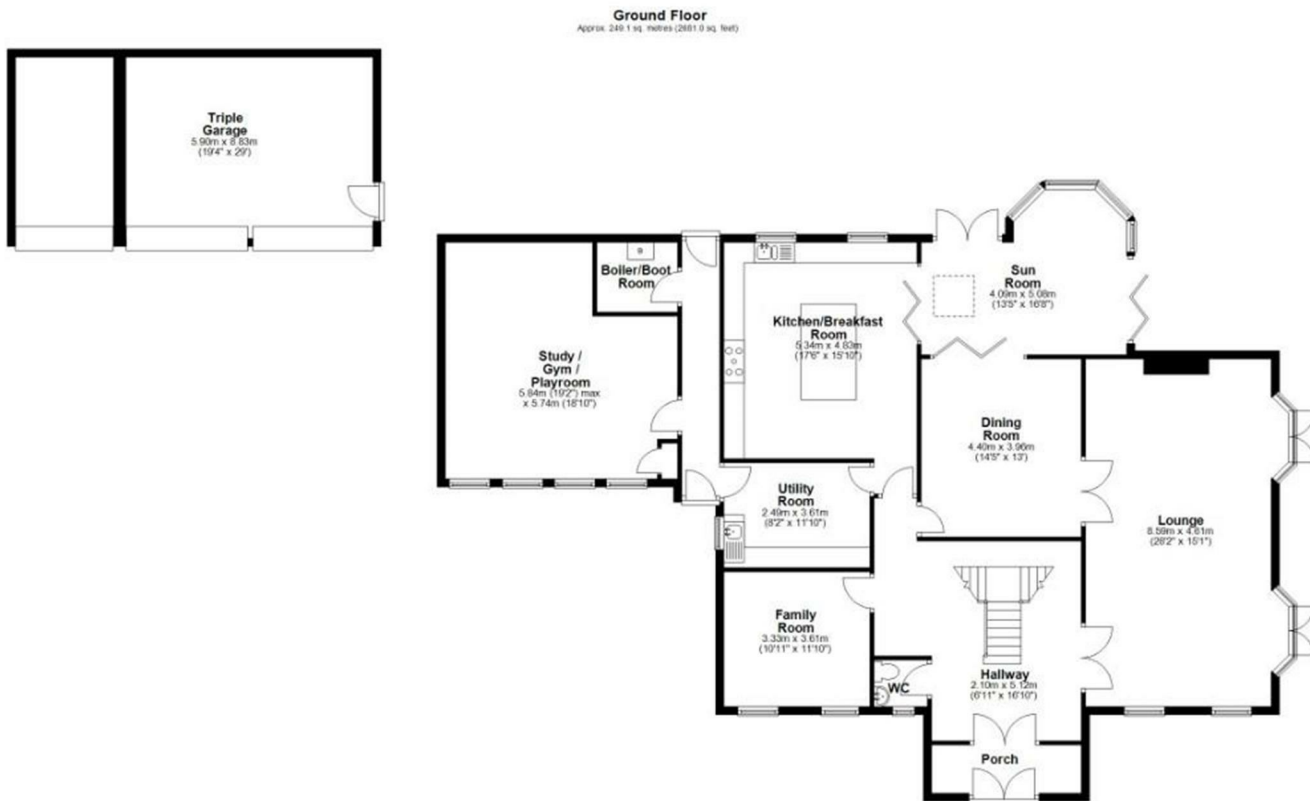


## Gardens and grounds

From the Groesfaen Road, a deep pull-in leads to a gated entrance from which a sweeping driveway runs to the front of Elm House and parking for several cars. The driveway continues to a separate triple garage beyond. An adjacent terrace enjoys a panoramic view of the area and is the ideal space for relaxing and dining. Steps lead down to a larger paved terrace area encircling the sun room and running around to the front, southerly aspect of Elm House. This additional terrace opens in turn onto a much loved rose garden. To the east and north of the terrace is a considerably larger lawn leading onto woodland; the gardens and grounds are approximately 4.5 acres in total. Adjacent to the driveway is a calming, Japanese inspired garden encircling a pond. The pond is surrounded by fencing and includes a jetty stretching its heart from which to view the fountain. This glorious spot includes elements of Japanese design including gravel beds, Acer trees and a rill of water running through stone features to feed the pond. It is overlooked by a large timber summer house with woods behind, the ideal sheltered position to enjoy the peace and quiet. To the opposite side of the drive is a woodland garden whilst a rose garden is overlooked by the lounge and the sun terrace fronting it. All the bedrooms enjoy varying views over the gardens, grounds and countryside.







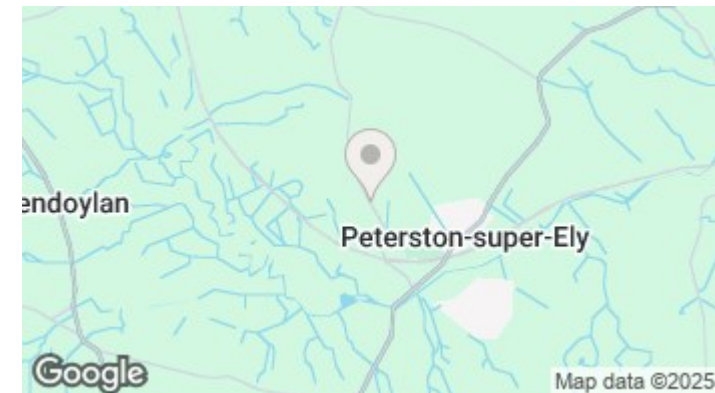
## Additional Information

Freehold.

Mains electric, water and sewerage connect to the property.

Oil fired central heating.

Council Tax: Band I



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|   | 61      | 75                      |
| 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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