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## Woodlands

Llancarfan,  
The Vale Of Glamorgan,  
CF62 3AD



Woodlands

Offers in Excess of  
£665,000

A substantially and thoughtfully extended, characterful five bedroom detached family house, occupying a proud elevated position with fine, far ranging views over Llancafán Village.

- Thoughtfully extended, five bedroom detached family house, occupying a proud elevated position
- Entrance hallway with cloakroom and laundry room off, a large living room, study and snug, a lovely traditional European oak conservatory, a dining room and kitchen/breakfast room with pantry room off
- 5 well-balanced bedrooms, two en-suites and family bathroom. The principle bedroom benefitting with an enclosed WC and semi-open plan free-standing feature bath and wash-hand basin
- Outside there is a gravelled parking area that can accommodate up to 3 vehicles with an EV charging point to remain
- Gardens extend to approximately a quarter of an acre and include front and rear lawns, substantial timber-framed entertaining Summer House with WC, a plumbed sink and wood burning fire
- Exceptional views enjoyed throughout the garden and house









An ornate metal portico (with balcony above) and a glazed timber front door, flanked by half glazed panel inserts opens into the ENTRANCE HALL with central chandelier and multiple wall-mounted lights. Attractive wide open arch leads to the cosy SITTING ROOM with flagstone floor, beamed ceiling and multiple wall-mounted lights. This room enjoys a dual aspect with windows overlooking the garden and French doors opening out to the front terrace. In addition, the room benefits from a central wood burner with brick surround and floating timber mantle over dovetailed by open shelving and cupboards. The formal DINING ROOM has original flagstone flooring, central pendant light with French doors opening onto the herb garden.

The KITCHEN/BREAKFAST ROOM is a naturally light space, full of character, with windows to two elevations and French doors opening to the rear, quarry tiled flooring, a mix of stand alone storage items to remain such as the timber dresser with shelving over and butler style double cabinet, Aga, under counter fridge and freezer and deep ceramic sink. Door to PANTRY with a mix of timber and marble topped shelving and sash window to the side. Off the hall is a functional WC with sink and separate UTILITY ROOM with wooden countertop, double ceramic sink and wall mounted hot and cold taps over.

A connecting HALL (to home office and TV room) has a laid Parisian style monochrome tiled floor, straight stairs to the first floor with exposed beams and chandelier over. HOME OFFICE/STUDY, fitted sisal twist carpet with an open working fireplace and part glazed fitted cupboards with a large sash window framing the front elevation beautifully. TV ROOM with a traditional fireplace, wall mounted up lights and central pendant light and glazed French double doors opening into the CONSERVATORY, made from European hardwood with timber flooring, decorative wrought iron supports and doors leading to the raised balcony to the front.

Upstairs the LANDING is a generous size that allows for an informal seating/ reading spot with reclaimed floor boards, beams and attic hatch. Additionally, French double doors open to the very private balcony taking in far ranging views of the woodland and more intimate views over the garden. The PRINCIPLE BEDROOM SUITE is a sizable double bedroom

enjoying a dual aspect with sash windows to front and rear, a chandelier light and a wood burner with a brick surround and a traditional yet luxurious feel. A decorative wide arch opens to an EN-SUITE BATHROOM where the luxurious feel continues; a clawfoot freestanding bath enjoys view over the rear garden. A separate WC with hand basin is accessible on the approach in and out of the room. BEDROOM TWO and BEDROOM THREE are frontward facing double bedrooms that enjoy elevated far ranging views of the locality, taking in the church and countryside. Both have sizeable sash windows and feature fireplaces with carpet and pendant ceiling lights. BEDROOM FOUR and BEDROOM FIVE are situated at the rear of the property, one benefits from a beamed ceiling, pendant light and sash window to the garden and the other enjoys similar views with an EN-SUITE SHOWER ROOM, comprising a fully tiled rainfall shower, WC and wall-mounted basin with frosted window over. The FAMILY BATHROOM has the most impressive sunbeam

window over the freestanding bath with exposed floor boards and heritage style WC and hand basin.

Established gardens and grounds of approx. 0.25 acres extend to the front and rear.

To the front of the property lies a sizeable, gravelled driveway that can accommodate up to three vehicles with EV charging port to remain. Steps rise to the main house passing through a level grass lawn and gravel seating area with outwards views over the village. The tiered rear gardens offer multiple lawn areas with defined herb garden and multiple beds, gravelled seating area and ornamental pond with steps rising to the top lawn - directly adjoining local countryside. A great vantage point to enjoy the scenic views.

A timber constructed SUMMER HOUSE with balustrade decking offers a great entertainment room. A very bright and sociable space, the main room has multiple windows and doors taking in garden views. Along with power, lighting and water, this space has wood burning stove and a WC just off.







## Directions

From Cowbridge take the A48 towards Cardiff. As you enter the village of Bonvilston turn right immediately before the Aubrey Arms, travel a short distance and turn right at the T junction; Follow this road for approximately 2 miles and turn left down Pancross Hill into Llanccarfan. At the next junction keep left passing the church on your right hand side, and after a short distance Woodlands will be on your left hand side opposite The Fox and Hounds public house.

What3Words: Heartened.Glides.Fries

## Tenure

Freehold

## Services

Mains water, electric, drainage and oil central heating

Council Tax Band G

EPC Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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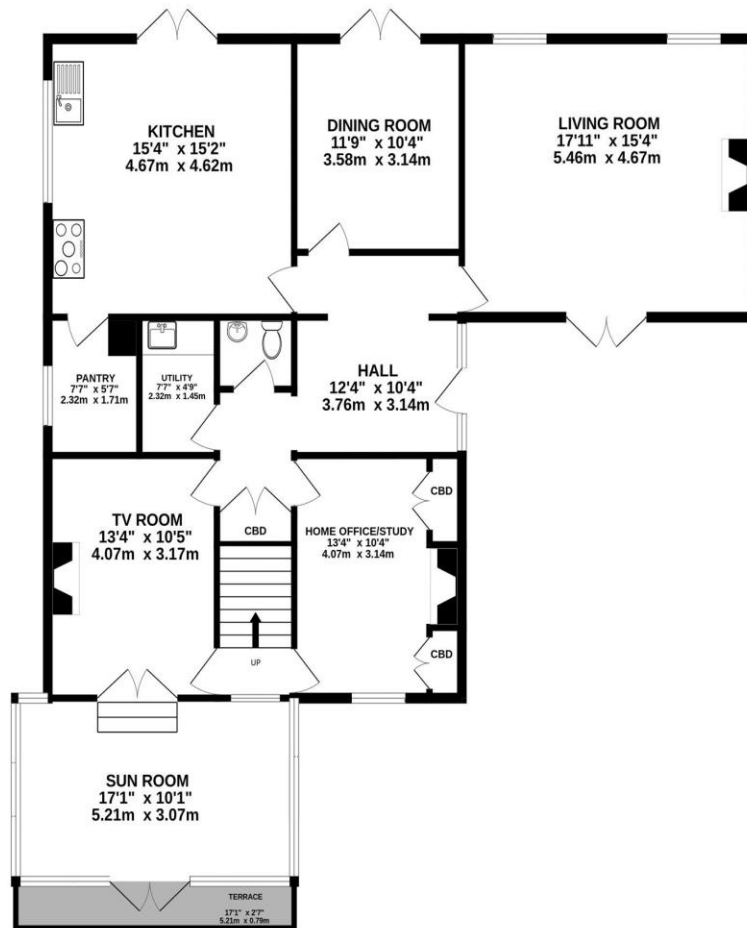
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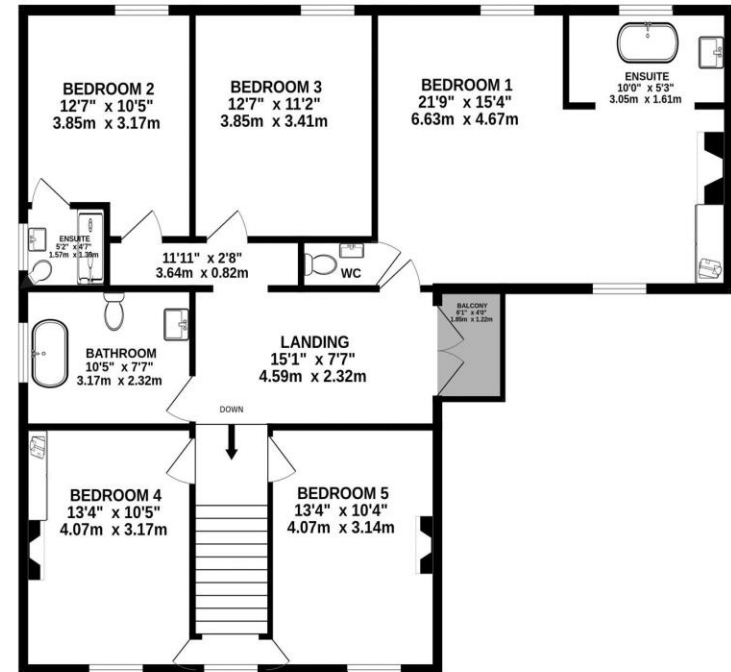




GROUND FLOOR  
1346 sq.ft. (125.1 sq.m.) approx.



1ST FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA : 2530 sq.ft. (235.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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