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herbert r thomas

Stanfield House
Llantwit Road,
Wick, The Vale Of
Glamorgan, CF71 7QD

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Stanfield House Llantwit Road

Asking price **Guide Price**
£950,000

Immaculately presented, detached, six double bedroom house with gardens, adjacent paddock and stable block extending to approximately 0.98 acres and enjoying spectacular countryside and coastal views.

Immaculately presented 6 double bedroom family house in an exceptional rural position

Main entrance hall and cloakroom, living room and family room, large open plan kitchen dining room with sitting room/study off, side hall with utility room, ground floor shower room and boot room

6 double bedrooms to first and second floor, family bathroom, shower room and 2 additional en-suites

Double garage with store room over

Impressive stone pillared entrance with gravelled turning circle and extensive parking

Lawned and paved gardens, adjacent paddock and stable block included (total acreage approximately 0.98 acres)





Immaculately presented, detached, six double bedroom house with gardens, adjacent paddock and stable block extending to approximately 0.98 acres and enjoying spectacular countryside and coastal views. Finishes include solid oak floors, to ground, first and second floor accommodation, ceramic tile floor to kitchen and bathrooms, solid oak internal doors and staircases, high quality fitted kitchen with quartz worktops.

Central HALLWAY (11'10" x 10'7") light oak floor, oak spindle staircase to first floor, CLOAKROOM (6'3" x 3'8"), white low level WC and wash hand basin with vanity cupboard, main LIVING ROOM (27'9" x 14'8") combining living and dining areas, oak floor, triple glazed bay window to front elevation, contemporary wood burning fire on a marble hearth, folding solid oak half glazed doors to FAMILY ROOM (19'8" x 13'1") double glazed windows and French doors to garden, vaulted ceiling. Impressive KITCHEN/DINING ROOM (27'8" x 14'9") beautiful 'Shaker' style light grey fitted kitchen with granite worktops and matching island unit with breakfast bar, inset stainless steel one and a half bowl sink, integrated appliances include cooking range and extractor, dishwasher, tiled floor, large dining area, triple glazed windows and bi-folding doors to garden, part glazed oak door to SITTING ROOM/STUDY (10'5" x 11'4") oak floor and

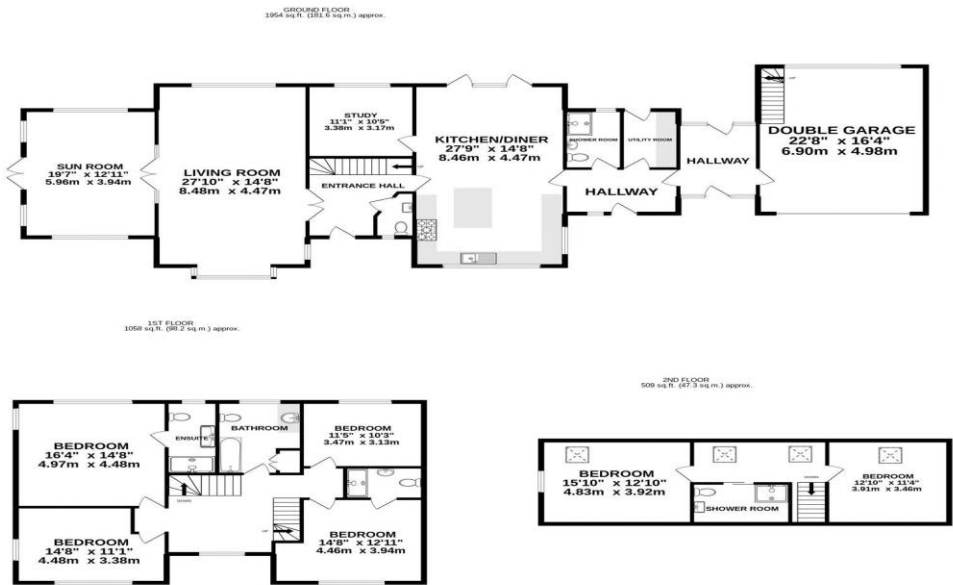
triple glazed window to rear elevation. Door from kitchen to side HALLWAY (11'7" x 6'10") triple glazed window and doors off to ground floor SHOWER ROOM (8'10" x 5'6") fully tiled to floor and walls, low level white WC, pedestal wash hand basin and large shower cubicle and large glazed shower cubicle. UTILITY ROOM (9' x 5'8"), built in cupboards, quartz worktop and stainless steel sink, space and plumbing for washing machine and tumble dryer, door to rear garden. BOOT ROOM (11'2" x 7'10"), slate tiled floor with triple glazed window to front and rear, ample space for coats and boots, connecting door to garage.

Landing with oak floor, triple glazed window overlooking front garden and paddock beyond. BEDROOM 1 (16'4" x 14'9"), oak floor, triple glazed windows and door to EN-SUITE SHOWER ROOM (11' x 5'), modern white suite including low level WC, wash hand basin with vanity drawers and large double shower cubicle with glazed entry door. BEDROOM 2 (14'9" x 11'2"), double room with oak floor and triple glazed windows enjoying panoramic views. BEDROOM 3 (12'9" x 14'9" max), oak floor, double glazed window to front elevation, ideal guest bedroom with door to EN-SUITE SHOWER ROOM (7'3" x 3'10"), modern white suite including low level WC, wash hand basin with vanity cupboard and shower cubicle with glazed entry door. Double BEDROOM 4 (11'6" x

10'3"), oak floor and triple glazed window to rear garden. Staircase to second floor landing, triple glazed Velux windows to rear, oak floor. BEDROOM 5 (15'10" x 12'10"), part pitched ceiling with magnificent countryside and channel views. BEDROOM 6 (11'4" x 12'10" max), pitched ceiling, recessed shelved display unit, oak floor and triple glazed Velux window to rear. SHOWER ROOM (7'10" x 6'4"), fully tiled shower cubicle, white low level WC and wash hand basin with vanity cupboard.

Wide tarmac approach road leads via impressive cut stone pillars and timber gate into a sweeping gravelled driveway allowing full turning and extensive parking with front lawn and access to attached GARAGE (16'4" x 22'), electric up and over door, double glazed window to rear, staircase to STORE ROOM (7'6" x 13'8"), timber flooring, Velux window to rear and BOILER ROOM containing twin mains gas 'Logic Heat 30' central heating boilers and a large pressurized hot water cylinder tank. Timber gated entrance into a substantial side garden with paved sitting areas, raised level lawned area extending to the rear garden, partly paved with decorative gravel, lawn, trees and timber framed summer house to remain. To the front of the property, there is gated access to a small paddock which will be ranched fenced prior to sale. Timber framed stable block incorporating loose box and tack room to remain. Total acreage of the holding including paddock and garden extending to approximately 0.98 acres.

FOOTNOTE: Retained occasional access over tarmac stretch of drive for the purposes of emptying and maintaining adjacent drainage system servicing 'Amberley' and 'Linley'.



TOTAL FLOOR AREA : 3741 sq.ft. (347.5 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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Directions

From our Cowbridge office travel in a Westerly direction taking the left hand turning onto the Llantwit Major Road. On reaching a T junction turn left. After passing Llandow Industrial Estate take the next right hand turning passing the go-kart track, take the immediate left and at the 'T' junction turn right. Follow this road over the railway bridge for approximately ¼ of a mile. At the 'T' junction turn right and continue along this road into the village of Wick. On entering the village, take the first left onto the tarmacaded driveway leading you to the property.

Tenure

Freehold

Services

Mains water, gas and electricity and Bio Disc under driveway (annual empty)
Council Tax Band H
EPC Rating B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
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