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The Rookery  
Llansannor, Nr Cowbridge,  
Vale of Glamorgan, CF71  
7RX

# The Rookery

Asking price **£1,475,000**

A substantial modern detached house built in a traditional style with natural stone external elevations and occupying a particularly generous and well structured garden plot in a peaceful rural location within easy travelling distance of the market town of Cowbridge.

Handsome detached family home with coach house, flat and private stone walled gardens

Entrance Hall, large Living Room, separate Sitting Room, Dining Room, farmhouse style Kitchen/Breakfast Room with Raeburn, Utility Room and Cloakroom

4 first floor Bedrooms, 3 En-Suite and Family Bathroom

Substantial detached Coach House with Garaging, Utility/Store Room and 2 Bedroom first floor flat

Extensive Parking and Storage

Beautiful stone walled south east facing rear garden

Tranquil rural setting with easy access to Cowbridge





A substantial modern detached house built in a traditional style with natural stone external elevations and occupying a particularly generous and stone walled garden plot in a peaceful rural location within easy travelling distance of the market town of Cowbridge.

The Rookery was built by the present owners to an excellent specification. High quality materials include natural stone external elevations, high quality oak internal joinery to skirting, doors and staircase.

Covered entrance part double glazed entrance door to HALLWAY, (28'6" x 7'8") hardwood skirtings, architraves and doors as throughout. CLOAKROOM (5'8" x 3'10") traditional high level wc and corner wash hand basin with vanity cupboard, ceramic tiled floor and walls. Principal LIVING ROOM (27'5" x 20'4" max) double glazed windows to front and side elevations with French doors to rear, gas fire with carved timber surround. Spacious SITTING ROOM (21'8" x 18'2") wood burner effect LPG gas fire with flagstone hearth and natural stone surround, coved ceiling and double glazed windows to front garden. DINING ROOM (13'4" x 11'6") double glazed window to walled rear garden, gas fire with carved timber surround. Farmhouse style KITCHEN/BREAKFAST ROOM (21'6" max x 19') extensive range of modern cream base and wall cupboards with glazed display cabinets, matching island unit with oak work tops, and integrated appliances including multi fuel

Rayburn cooking range, (also providing back up heating and domestic hot water) separate modern ceramic hob and extractor, built-in dishwasher and Neff double oven, ample room for family sized dining table, double glazed windows and french doors to garden. UTILITY ROOM, (10'3" x 10') extensive deep shelved built in cupboards, ceramic tiled floor, base cupboards with porcelain double bowl sink and window to garden. Door to rear HALL/BOILER ROOM, floor mounted Trianco oil fired central heating boiler.

LANDING galleried to hallway below, BEDROOM 1, (21'6" x 17'8") fitted carpet, built in wardrobes and double glazed windows to front and rear elevations. BEDROOM 2 (19'4" x 14') double glazed window to front, built in wardrobes and door to full EN-SUITE BATHROOM (9'8" x 8'3") including clawfoot bath, separate shower cubicle, low level WC and pedestal wash hand basin, timber panelled lower walls and frosted double glazed window. BEDROOM 3 (13' x 9'10") built in wardrobes, double glazed window to rear and door to EN-SUITE SHOWER ROOM (12'2" x 3'4") white Heritage suite including pedestal basin and low level WC, shower cubicle and heated towel rail. DOUBLE BEDROOM 4 (11'2" x 13') fitted carpet, double glazed window, built in wardrobes and door to EN SUITE CLOAKROOM (5'6" x 3'6") high quality white suite including low level WC, and wash

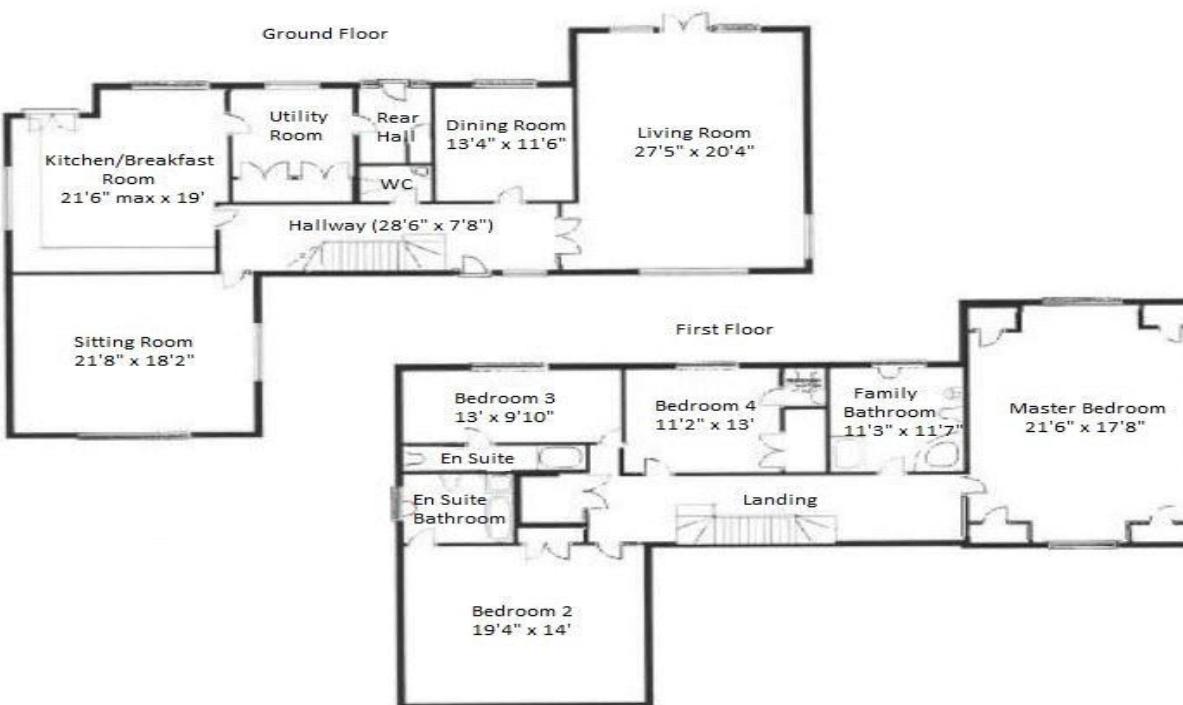
hand basin, tiled walls. FAMILY BATHROOM (11'3" x 11'7") white suite including corner bath with spa jets, low level WC, bidet, and pedestal wash hand basin, separate walk-in shower cubicle with glazed entry door and heated towel rail.

A lovely approach to the property via Court Drive with a sweeping gravel driveway flanked by lawns with mature shrubbery and trees.

To the side of the house is a further courtyard parking area with access to storage sheds and a substantial DETACHED COACH HOUSE/ TRIPLE GARAGE (29' x 20'4") with to the ground floor 3 pairs of double entry doors and UTILITY/STORE ROOM (21'6" x 7'8" max), wall mounted Worcester Bosch boiler, fitted cupboards and space and plumbing for white goods. This room could be converted back into a third garage space.

Separate side door leads to HALLWAY with staircase to first floor FLAT. A self contained unit combining LIVING ROOM (19'2" x 10'10") double glazed window and fitted carpet, open plan to KITCHEN (9'8" x 8'8") fitted base cupboards, roll top work surface and inset single bowl sink and drainer, spaces for cooker and fridge, further doors to BEDROOM 1 (9'3" x 9'8") part pitched ceiling with double glazed velux window. BEDROOM 2 (9'6" x 8') fitted carpet, built in cupboard and double glazed window and BATHROOM (8'4" x 5'10") white suite including panelled bath with shower over, low level WC and wash hand basin.

To the rear of the property is a delightful stone walled south west facing garden combining shaped lawn with substantial paved and decked sitting areas, mature shrubbery and trees.





## Directions

From our Cowbridge offices travel in an easterly direction up the High Street to the traffic lights. Turn left at the traffic lights follow the road through Aberthin, taking the 1st turning left after leaving the village. Turn left again. Follow this road through Newton and continue on until reaching Llansannor. On entering Court Drive, the property lies on your right hand side.

## Tenure

Freehold

## Services

Mains gas, electricity, water and drainage

Council Tax Band I

EPC Rating D

## Energy performance certificate (EPC)



Property type  
Detached bungalow

Total floor area  
347 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Viewing strictly by appointment through Herbert R Thomas

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