



Cae Pant, Heol y March
Near Bonvilston, Vale of Glamorgan, CF5 6TS





Cae Pant, Heol y March, Near Bonvilston, Vale of Glamorgan, CF5 6TS

£950,000 Freehold

4 Bedrooms : 4 Bathrooms : 5 Reception Rooms

A detached family home and annexe set within a particularly generous surrounding plot of about 0.8 of an acre and with extremely generous and highly adaptable living and bedroom accommodation. In very good order throughout it includes: four reception rooms, modern kitchen opening to garden room-dining area with decked seating area beyond. Also cloakroom and utility room. To the first floor: four double bedrooms three of which are en-suite. Also family bathroom. Surrounding sheltered plot features a double garage, adjoining store and separate annex/home office space.

Directions

From our office in Cowbridge Town Centre, travel in an easterly direction along the A48 towards Cardiff. Pass the turning to St Hillary (to your right) and continue past the turning to Pant Wilkin Stables (to your left). After a further mile, take the left turning signposted Welsh St Donats. Continue past the next staggered crossroads junction (signposted Heol y March) to find the gateway turning into Cae Pant to your right after about 300 metres, before you reach 'Trevithyn House'. Turn through the gateway and cross over the cattle grid to find Cae Pant at the end of this lane.

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

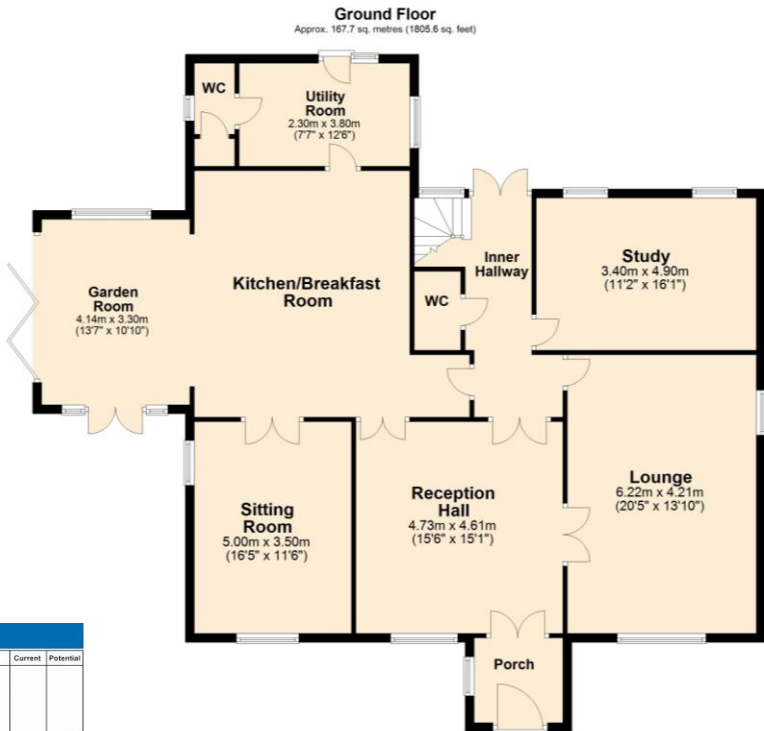
ABOUT THE PROPERTY

- * A particularly, generous detached family home set within a surrounding garden plot of about 0.8 of an acre in total.
- * The accommodation throughout has been kept in exceptionally good order and offers extremely flexible, adaptable family spaces.
- * Entrance porch opens into a large hallway off which further accommodation is located.
- * Family lounge looks to front elevation and second window to the side.
- * Second reception room, currently used as a study, overlooks the rear elevation.
- * A family lounge accessed from the kitchen looks to the front elevation and includes a broad, flagstone hearth with wood burning stove atop.
- * A kitchen/breakfast area to the very heart of the house, a contemporary kitchen/breakfast area with a very good range of contemporary units. Appliances are to remain including: 4 oven AGA, separate electric hob and double oven, fully integrated dishwasher, fridges and freezers.
- * An adjoining utility room provides additional storage and has space/plumbing for a washing machine and a dryer.
- * Stunning garden room is immediately adjacent to the kitchen and accessed from the same via a broad, open archway.
- * The garden room is a striking living-dining space open to the pitch of the ceiling with 'Velux' skylight windows and tall, bifold doors opening directly onto a surrounding decked seating area positioned to enjoy a southerly- and westerly-aspect.
- * The first floor landing area has doors to all bedrooms and to family bathroom.
- * Principal, master bedroom with window to the front elevation and two doors opening to a 'Juliette' balcony positioned to enjoy a westerly aspect looking over the garden.
- * Master bedroom has fitted wardrobes and its own en-suite bathroom with bath and separate shower cubicle.
- * Two further bedrooms both have en-suite shower rooms.
- * Bedroom four is a fourth double bedroom.
- * Family bathroom including a white 3-piece bath suite.

GARDENS AND GROUNDS

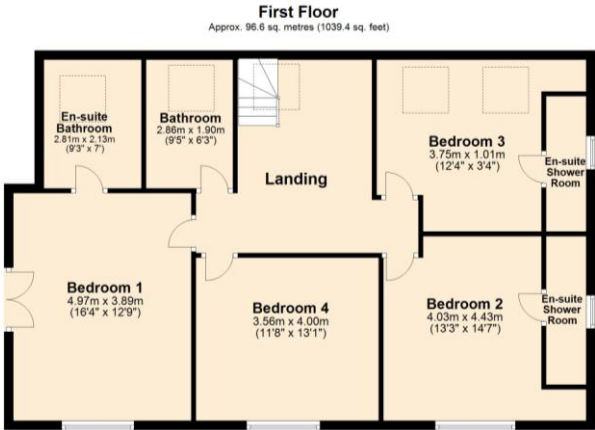
- * Cae Pant is within the hamlet of Heol Y March itself a rural hamlet close to Bonvilston yet within easy reach of Cowbridge and Cardiff.
- * It is approached via its own track from a lane frontage. A little used public foot path runs along the length of the driveway.
- * The front of the property is a particularly generous parking area leading to a detached garage. Detached garage (approx. max 6.5m x 4.9m) is entered via an electric up and over door. Power and water are connected.
- * To the rear of the garage and adjoining it is a separately accessed timber-built store/workshop.
- * The especially generous gardens and grounds are of about 0.8 acres in total
- * The gardens have been laid out to include various flagstone paved seating areas and a sweeping, surrounding deck to catch the sun throughout the day.



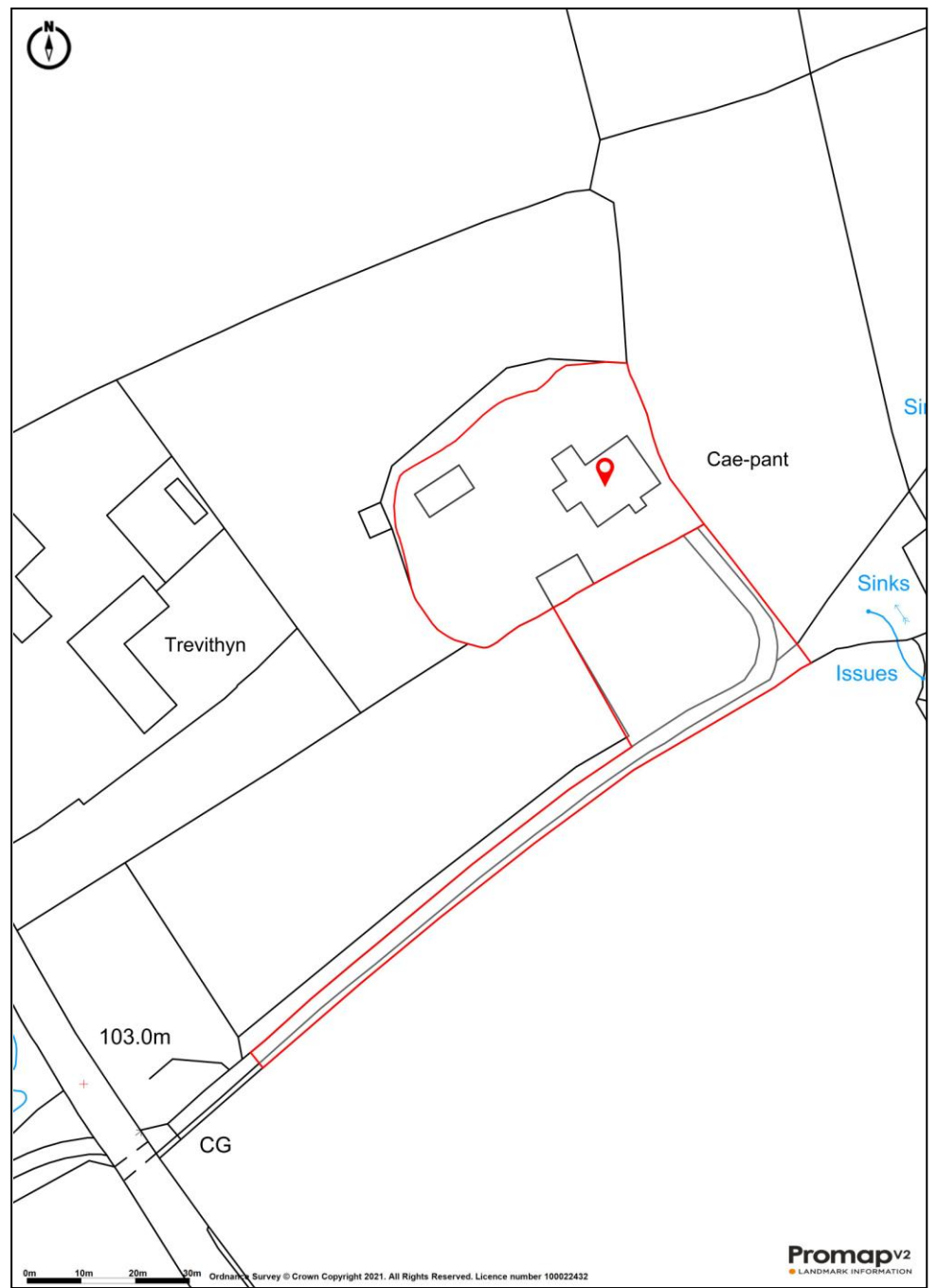


Total area: approx. 297.5 sq. metres (3201.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		45
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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.

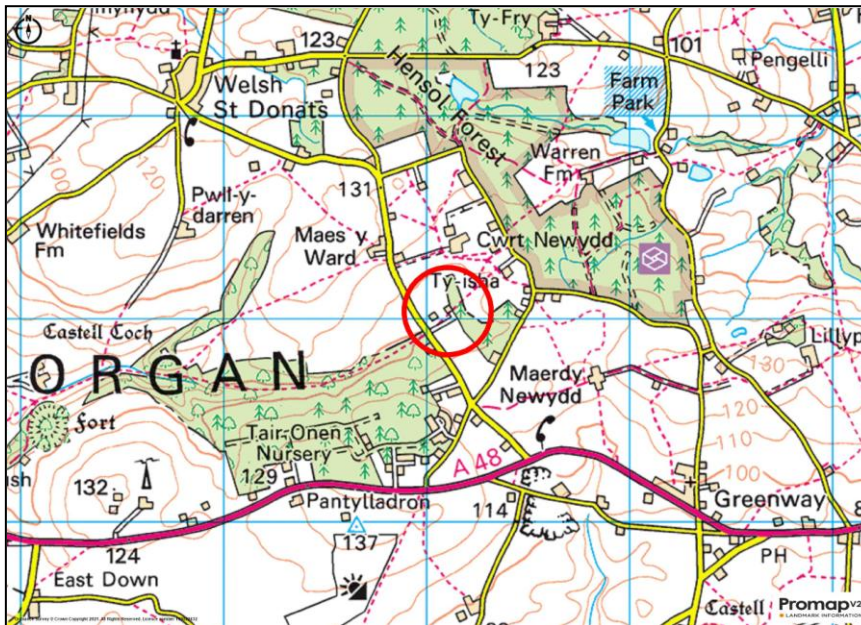
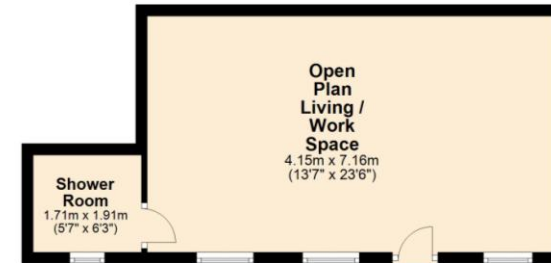
ANNEXE

Within the grounds of Cae Pant is an annex (see floor plan). This has been variously used as a home office, additional family accommodation and, more recently, as a successful 'Airbnb'. It has its own bathroom and boiler/heating.



Annex

Approx. 33.1 sq. metres (356.8 sq. feet)







Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

