



Corntown Court
Corntown, Vale of Glamorgan, CF35 5BB





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£1,650,000 Freehold

6 Bedrooms : 3 Bathrooms : 4 Reception Rooms

A handsome Grade II listed family home – one of the Vale of Glamorgan's 'County Treasures' - with wonderfully proportioned accommodation and set within a sheltered, private garden plot of about 1 acre. Six bedrooms, two of which are en suite. Lounge and dining room, both with wood burning stoves, study, kitchen and breakfast room and large family room with full size snooker table and home cinema space. Also ground floor cloakroom and utility room. Triple garage, ample off-road parking and additional storage sheds. Very large surrounding gardens within its own garden plot.

Directions

From our Cowbridge office, join the A48 and travel in a Westerly direction heading towards Bridgend. After about 5 miles and at the bottom of the steep hill, take the left hand turn off signposted for Ewenny and Corntown. Continue along this road, passing the cricket ground and the entrance to the sports field and take the next right turning into The Court. Follow this cul de sac to its end, to find the driveway leading to Corntown Court. Continue through the archway to the forecourt parking area for the property.

- Cowbridge 5 miles
- Bridgend Station 3.2 miles
- Cardiff City Centre 17.5 miles
- M4 (J35, Pencoed) 5.6 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * An extremely handsome, Grade II listed family home - one of the Vale of Glamorgan's 'County Treasures' - within this much sought after west Vale village
- * With generous and wonderfully proportioned accommodation and set within its own large garden plot of about 1 acre
- * Finished in an elegant understated style throughout
- * Stone porch opens into dining hall with wood burner on a raised hearth set within a deep fireplace
- * Lounge, like the dining room, enjoys a southerly aspect looking over front garden. With 'Clearview 750' woodburning stove.
- * Stunning kitchen open to pitch of roof with a comprehensive range of units with solid marble surfaces. Integrated appliances to remain; a 4-oven gas fired AGA is available by separate negotiation and is within its own, bespoke reclaimed stone recess with original bread oven still visible
- * Adjacent library with double doors opening to west facing landscaped garden
- * Superb family room with ample seating and home cinema system and full size snooker table (to remain). Lovely vista looking over a flagstone patio onto garden beyond; two sets of French doors open onto this terrace.
- * First floor landing area with doors to all bedrooms and to bathroom
- * Very generous master bedroom with wonderful views over garden
- * Dressing room off master bedroom connecting into a contemporary en suite shower room
- * Second, guest bedroom with 'Jack and Jill' en suite shower room
- * All bedrooms are good double rooms

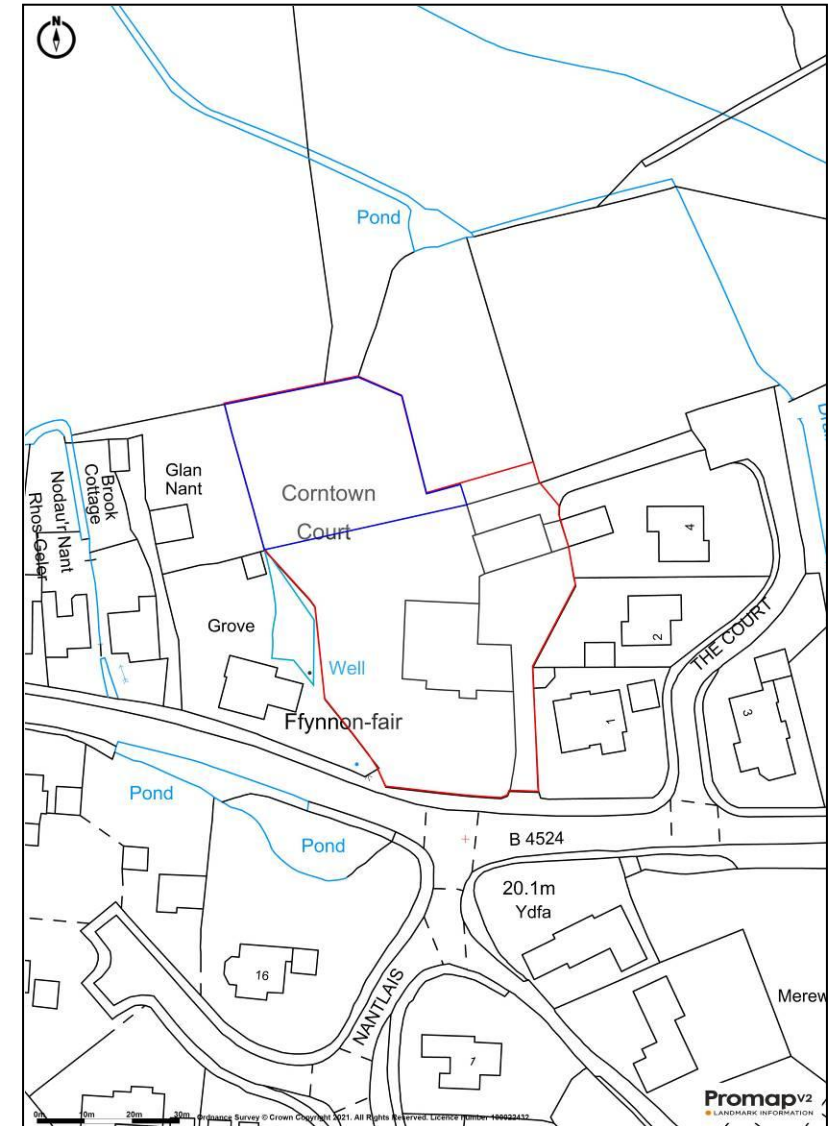
GARDENS AND GROUNDS

- * Cornstown Court is set within a lovely sheltered plot, screened from the village lane by mature conifers of about 1 acre in total
- * Large south facing front garden with entrance porch leading in to the property
- * West facing formal gardens to one side accessed from, and overlooked by, the study
- * Considerably larger garden to the rear mainly laid to lawn and including a sizeable flagstone-paved terrace adjoining the family room and games room
- * Forecourt parking area to the rear of the property
- * Stone built triple garage (approx. max 10.6m x 6.9m) with three electric 'up and over' doors; power and water connect to the garage.
- * Adjoining the garage block are two garden stores (approx. 4.4m x 3m and 3m x 2m)

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired central.





Approximate boundary, for indication only. To be confirmed.

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.



BUILDING PLOT

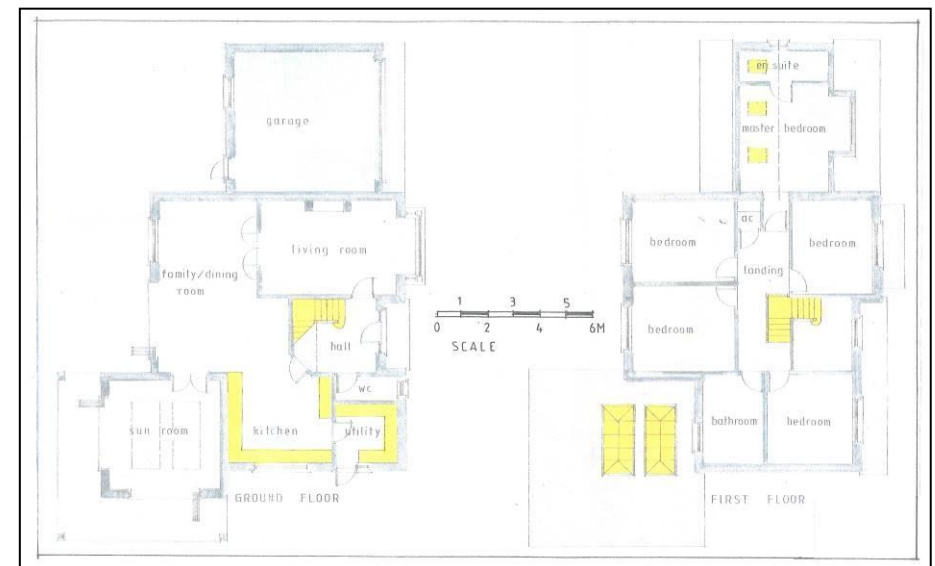
Planning permission has been granted (Vale Council Ref 2018/00998/FUL) to build a generous five bedroom detached property within the curtilage of Corntown Court. This plot of about ¼ of an acre is included in the sale. Living room, kitchen-living-dining room, garden room. Also utility room and cloakroom. Five bedrooms and bathroom to the first floor (master bedroom with en suite). Double garage, parking. Surrounding gardens.

GROUND FLOOR

ENTRANCE HALL	3.6 X 3.2 M
FAMILY / DINING ROOM	4.2 X 7.4 M
KITCHEN	4.5 X 3.7
SUN ROOM	5 X 4.6 M
UTILITY ROOM	2.7 X 2.5 M
GARAGE	6 X 6 M

FIRST FLOOR

LANDING	6 X 2.4 M
MASTER BEDROOM	4 X 4.6 M
BEDROOM 2	3.6 X 4.4 M
BEDROOM 3	3.6 X 4.4 M
BEDROOM 4	3.4 X 4M
BEDROOM 5	3.6 X 3.8 M
BATHROOM	2.6 X 3.8 M





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