



The Old Rectory,  
Llangan, Vale of Glamorgan, CF35 5DW





# The Old Rectory, Llangan, Vale of Glamorgan, CF35 5DW

£1,450,000 Freehold

**4 Bedrooms : 3 Bathrooms : 3 Reception Rooms**

An exceptional, superbly finished Grade II listed property set within gardens and grounds of just over 1 acre. The finely proportioned accommodation includes lounge and dining room both with wood burning stoves, family sitting room, wonderful kitchen/breakfast room. Also ground floor boot room, cloakroom and utility room. Master bedroom en suite; second, en suite guest bedroom, two further double bedrooms and a family bathroom. Generous driveway with additional parking / garaging to the western side of the property. Lawned garden to the front and a more sheltered garden space is to the rear of the property including paved terraces, lawn and Summerhouse. Within catchment for Cowbridge Comprehensive School.

## Directions

From our office, turn right down the high Street and take the main A48 road towards Bridgend. At the first cross roads (Pentre Meyrick) turn right. Continue along this road and immediately after passing the primary school, take the left hand turning for Llangan. Proceed along this country lane and enter the village, bearing right at the bend. The Old Rectory is to be found to the west of St Canna's Church at the far end of the village.

- Cowbridge 4 miles
- Cardiff 16.5 miles
- M4 (J35, Pencoed) 3.6 miles

**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* The Old Rectory is an exceptionally handsome, Grade II listed property located in this popular vale village close to Cowbridge
- \* The accommodation throughout is wonderfully understated and gives an exceptional opportunity for a family to live in a characterful property with the best of the modern conveniences.
- \* Entrance porch opens into the central ground floor hallway off which the principle living rooms are located.
- \* A family lounge looks to the front elevation and has, as a focal feature, a Minster-style fire surround with wood burning stove recessed within.
- \* The dining room has woodblock flooring and, like the family lounge, also looks to the front elevation and includes finely crafted marble fire surround, again with wood burner
- \* Also accessible from the hallway is a cosy family sitting room with window to the eastern elevation looking over a side garden towards St Canna's Church.
- \* Beyond the entrance hall is a neat boot room offering significant storage for coats, boots; a WC is located next to it.
- \* Positioned to the rear of the property and with double doors opening to the rear garden is the kitchen-breakfast room.
- \* This extremely sizable space includes an especially good range of bespoke solid wooden units with granite surfaces a top.
- \* Two oven oil fired Aga is to remain: so, too, an electric oven, hob and fully integrated dishwasher, fridge and freezer.
- \* There remains ample room to the centre of this room for a family sized table.
- \* Leading off from the kitchen is a rear entrance porchway giving access to an extremely generous utility room with space/plumbing for washing machine and providing considerable extra storage.
- \* A further ledge-and-brace door opens into an integral garage.
- \* The bedroom accommodation is all located to the first floor off a stepped landing; all four bedroom being doubles.
- \* The master bedroom enjoys a southerly aspect looking over the front garden.
- \* Steps lead down to a luxurious en suite bathroom with twin hand basin set in quartz work surfaces, bath and corner shower cubicle.
- \* A second, en-suite bedroom is to the rear of the property and is understood to be the original servants quarters. As well as being accessed from the landing, it has its own original stone staircase leading down to the kitchen.
- \* This particularly generous double bedroom has its own en suite shower room
- \* The family bathroom includes a freestanding slipper bath and separate walk-in shower cubicle.

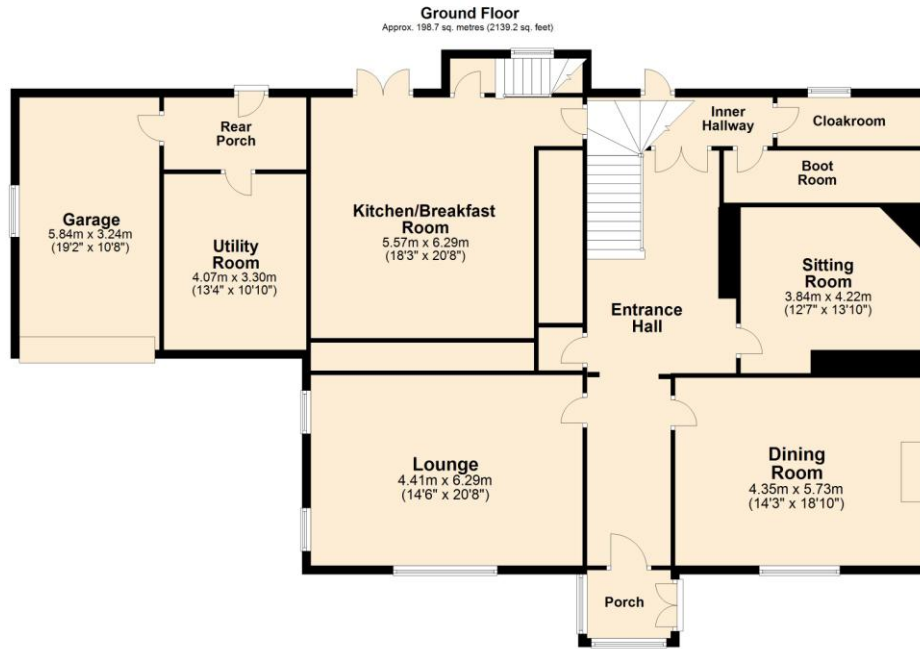
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### GARDENS AND GROUNDS

- \* The Old Rectory is set within a wonderful plot of about 1 acre next to St Canna's Church to the edge of the village of Ullangston.
- \* The gardens to both the front and rear have been most thoughtfully planted and have been maintained to a very high standard
- \* From the lane through the village electric gates open to a gravelled driveway with ample space for parking and turning.
- \* A remote controlled sectional door leads into an integral garage (approx. max 6m x 3.25m) which is open to the pitch of the roof and has an electric car charging point within.
- \* Fronting the driveway is a mainly lawned garden running up to the southern boundary and is screened from its lane frontage by stone walling and mature hedging.
- \* To the rear of the property is further sizable garden accessed via doors to the rear of The Old Rectory
- \* A broad paved terrace running almost the width of the plot leads, in turn, onto a larger area of lawn.
- \* This rear garden includes a Summerhouse (approx. max 3.9m x 3.4m) with power and sky tv connected and its own woodburner. Ideal for a home office or games room.
- \* To the western side of the property a further driveway entrance leads to much additional parking and a second garage (approx. max 5.6m x 3.5m) with power connected and remote control, side hinged doors.

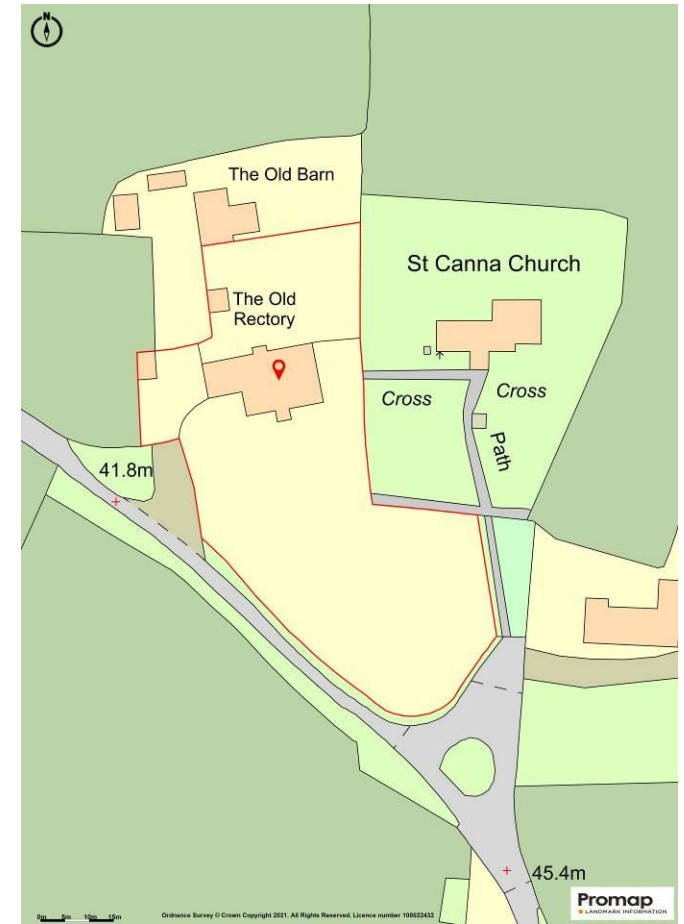
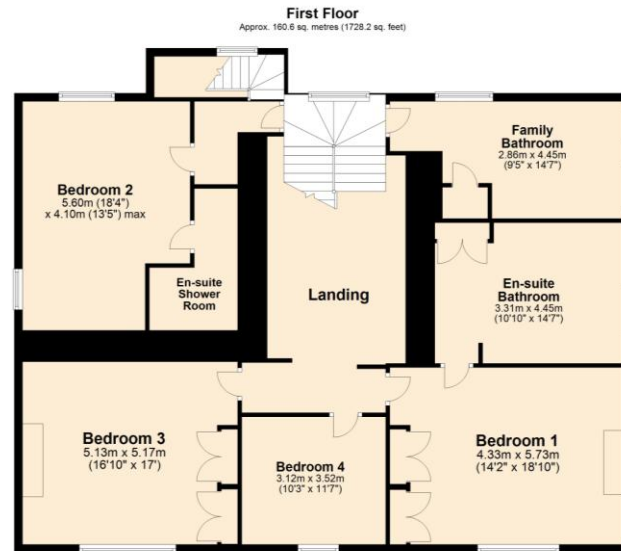
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**TENURE AND SERVICES** Freehold. Mains electric and water connect to the property. Oil-fired central heating. Cess pit drainage. Superfast fibre broadband connected.



Total area: approx. 359.3 sq. metres (3867.4 sq. feet)

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



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.





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