



Cymle, The Rhiw, Graig Penllyn,  
Cowbridge, CF71 7RS

**WATTS & MORGAN** 150  
YEARS



# Cymle, The Rhiw, Graig Penllyn, Cowbridge, CF71 7RS

Guide Price £995,000 Freehold

6 Bedrooms : 2 Bathrooms : 3 Reception Rooms

An original Welsh long house dating back to approximately 1560; extended to offer flexible family accommodation. With truly stunning panoramic elevated views, this substantial home has been completely renovated by the present owners whilst retaining many original features throughout. Accommodation comprising; entrance hallway, cloakroom/WC, two large reception rooms both with log burners, superb kitchen/dining room and utility. First floor landing, bedroom one with en-suite bathroom and dressing room, five further bedrooms and a 5-piece family bathroom. Wraparound gardens and grounds set in approx. 0.74 acres with orchard backing onto farmland. Ample parking plus double garage. EPC Rating: E.

## Directions

From our Cowbridge Office, travel in a westerly direction, and exit the Town on the A48, following signs to Bridgend. After approximately one mile, situated in a dip in the road, take a right hand turn sign-posted for Penllyn. Continue on this road for approximately three miles into Penllyn, passing the Red Fox public house and continuing on in to Graig Penllyn. Just after The Barley Mow public house, take the hill for The Rhiw; after a few yards turn right onto Cymle driveway.

- Cowbridge 3.5 miles
- Cardiff City Centre 19.5 miles
- M4 (J35) 4.2 miles

Your local office: Cowbridge

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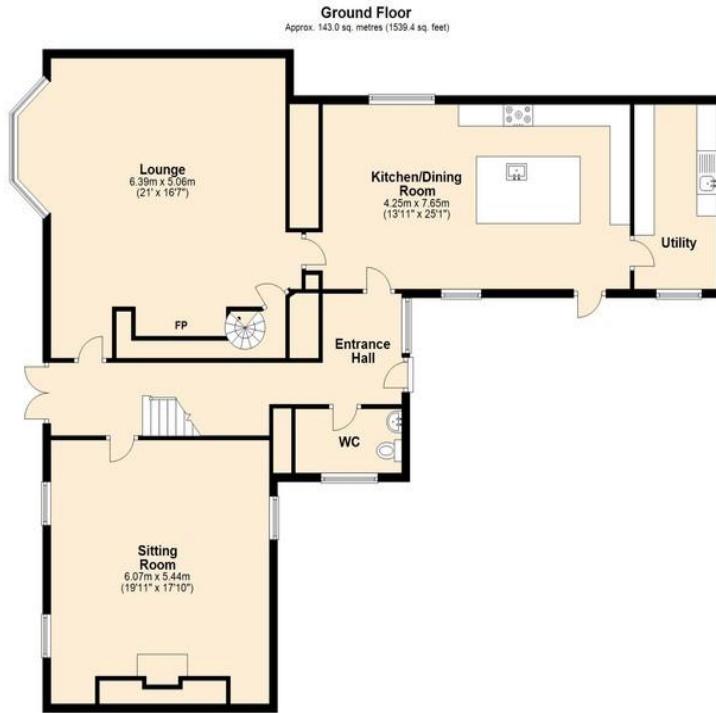
## Summary of Accommodation

### ABOUT THE PROPERTY

- \* Cymle is positioned at the highest point of Graig Penllyn which enjoys uninterrupted panoramic views over the pretty Village and further across countryside.
- \* Entrance via a broad door into the welcoming hallway with slate flooring leading into a 2-piece cloakroom/WC. At the end of the hallway, French doors provide access out to the rear garden and a staircase leads to the first floor.
- \* To the east of the property, is a dual aspect sitting room with freestanding log burner set on a flags tone hearth with oak flooring.
- \* From the hallway lies the entrance to the lounge with south-facing bay window offering a peaceful place to sit and enjoy the gardens. This large reception room offers an abundance of original features to include stone Inglenook fireplace with wood burner and bread oven, mantel and stone hearth with original stone staircase behind.
- \* An original timber door opens through into the kitchen/dining room, the heart of the property, which has been fitted with a range of oak shaker-style wall and base units with central island and breakfast bar with granite work surfaces. A range of 'Neff' appliances to remain to include; double oven with grill, 5-ring induction hob with sleek extractor hood over, dishwasher, larder fridge with freezer and a 'Franke' one and a half sunken sink unit. Space is provided for dining furniture opposite a west-facing picture window enjoying the most superb elevated views over the Village.
- \* Off from the kitchen is a courtesy door leading out to the front driveway; plus a utility room with useful fitted storage cupboards.
- \* To the first floor, a light and airy landing provides a reading area with views overlooking the gardens and grounds. Presenting exposed oak flooring and a loft hatch gives access to the loft space.
- \* To the eastern side of the property lies the impressive main bedroom with walk-in dressing area and en-suite bathroom.
- \* Additionally the 5-piece family bathroom is located to this side of the property with walk-in double shower plus jacuzzi bath.
- \* An original stone arch extends this landing into the original part of the property with airing cupboard housing the hot water tank.
- \* On offer to the western side of the property are five bedrooms; four being double bedrooms and the other utilised as a home office.

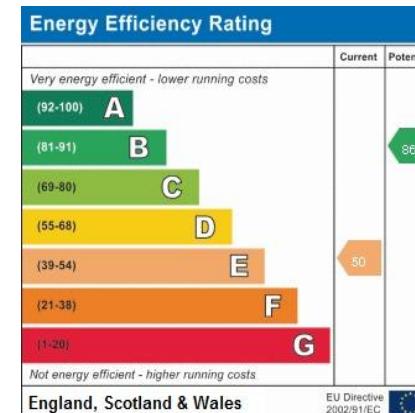
### ADDITIONAL INFORMATION

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Council tax: Band I. There is a restricted byway access (not vehicular) through Cymle driveway and orchard.



Total area: approx. 287.8 sq. metres (3097.9 sq. feet)

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



## GARDENS AND GROUNDS

- \* Set in approx. 0.74 acres and backing onto farmland; this sub-Medieval Welsh long house benefits from a surprisingly generous, elevated plot.
- \* A long driveway provides access to the parking area for several vehicles plus double detached garage with new roof (fitted 2021) and full power supply.
- \* The wrap-around grounds are predominantly laid to lawn offering an abundance of mature trees, fig trees, shrubs and evergreens. The rear garden presents stone steps onto a generous raised lawn which leads down onto a private south-west lawned garden (previous swimming pool area) with pond. This south-facing aspect offers a flagstone patio area which enjoys the best of the sunny position.
- \* A little further along from the driveway is an orchard with several planted trees.
- \* Furthermore, on offer are several useful original stone outbuildings. The oil tank is located to the side garden.

## PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



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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