



**The Walled Garden, Wenvoe Castle**  
Wenvoe, Vale of Glamorgan, CF5 6BE







## The Walled Garden

Wenvoe Castle, Wenvoe,  
Vale of Glamorgan, CF5 6BE

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**Guide price: £1,750,000** Freehold

### 3 Bedrooms : 3 Bathrooms : 3 Reception Rooms

A unique property set within its own 4 acre surrounding plot being the former kitchen-garden to Wenvoe Castle located to the east of the Vale of Glamorgan. The principal home is a Scandinavian-inspired 3 bedroom bungalow with extensive living spaces; and a separate, 2 bedroom annexe providing significant, extra accommodation. Set within a sheltered plot of approaching 4 acres in total, it includes ample driveway parking, garaging and a workshop and generous grounds including a thoughtfully planted private ornamental garden, meadows and a stand of old woods.

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#### Directions

From Culverhouse Cross to the western side of Cardiff, follow the A4050 Port Road in a southerly direction towards Barry. Skirt past the village of Wenvoe and follow the signs from Port Road along the lane leading to Wenvoe Castle Golf Club. The Walled Garden is close to the end of this lane, to your left, just before its neighbour, the Golf Club.

- Cowbridge 10.5 miles
  - Cardiff City Centre 6.9 miles
  - M4 (J33) 5.6 miles
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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* The Walled Garden is a unique, distinctively Scandinavian-inspired property set within its own plot of about 4 acres in total.
- \* It is to be sold together with a stylish, contemporary 2 bedroom separate annexe.
- \* The property itself was originally built towards the end of the 1970s within the kitchen-garden for the neighbouring Wenvoe Castle.
- \* It has been modernised and improved by the current architect-owner and offers excellent family accommodation within a fabulously private, enclosed, location.
- \* The living rooms and bedrooms throughout are wonderfully light-filled, benefiting from tall floor-to-ceiling glazed windows and doors.
- \* A central living room is open to the pitch of the ceiling has, as a focal feature, a 'Stovax' contemporary wood burning stove; a bank of floor to ceiling glazed windows and doors look over, and open onto, a south facing paved patio with gardens beyond.
- \* A study is adjoining the living room while a snug with its own wood burner is beyond the lounge and links through to a second bedroom where planning has been obtained for a fourth bedroom / en suite extension
- \* The contemporary kitchen includes an especially good range of units with appliances, where fitted, to remain including hob, double oven, full integrated fridge, freezer and dishwasher.
- \* An adjoining utility room offers additional storage with space for a washing machine, dryer and an American-style fridge/freezer.
- \* The largest, principal bedroom is to the northern end of the property and is positioned to enjoy both an easterly, morning aspect and the westerly afternoon/evening sunshine.
- \* It is a generous double room with its own stylish en suite shower room with especially broad walk-in shower. It also features a bank of accent-lit wardrobes.
- \* The second bedroom, to the eastern wing of the property, has its own en suite bathroom with bath and separate shower cubicle.
- \* A third double bedroom has its own shower cubicle and basin within.
- \* All these bedrooms look out over, and have doors opening to, the very private and sheltered garden to the north-eastern corner of the property.

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### GARDENS AND GROUNDS

- \* The Walled Garden is set within a deceptive plot of close to 4 acres in total, located next door to Wenvoe Castle Golf Club.
- \* Access from Port Road East is via lane owned by Wenvoe Castle Golf Club but over which the Walled Garden has a right of access and some shared maintenance responsibility.
- \* A private driveway leads into The Walled Garden - to a parking area fronting the annexe and, in turn, past a garage/workshop block to further parking for the main property itself.
- \* The garage block includes a garage space accessed via front and side-hinged doors with power and water connected; an adjacent former garage is now configured to provide a sizeable, multi-use workshop/storage.
- \* Its unique position within this plot affords it wonderful multiple aspects over the grounds, for the passage of the sun from its morning sunrise over the southern facing fronting and on to the western elevation, there being a number of distinctive and separate seating areas to catch the sun as it passes over.
- \* A principal paved patio area is immediately to the front of the living room, there being a further wonderfully neat and sheltered western-facing "al fresco" dining area accessible directly from the kitchen.
- \* To the southern side of the patio is an area of lawn leading up to a timber post and rail fence. A gated entrance through this leads on to an additional meadow garden featuring a circular, brick-lined sunken pond with a beautiful native oak tree overhanging it.
- \* Garden, in turn, extends onto a small stand of mature woodland included with the curtilage of property.
- \* The north eastern portion of the garden is accessible from, and overlooked by, all 3 bedrooms and is perhaps the most sheltered, private tranche of the garden. It includes, to the far north eastern corner, a partly paved perennial garden surrounded by hedging and with a decked seating area - ideal for catching the afternoon and evening sun.





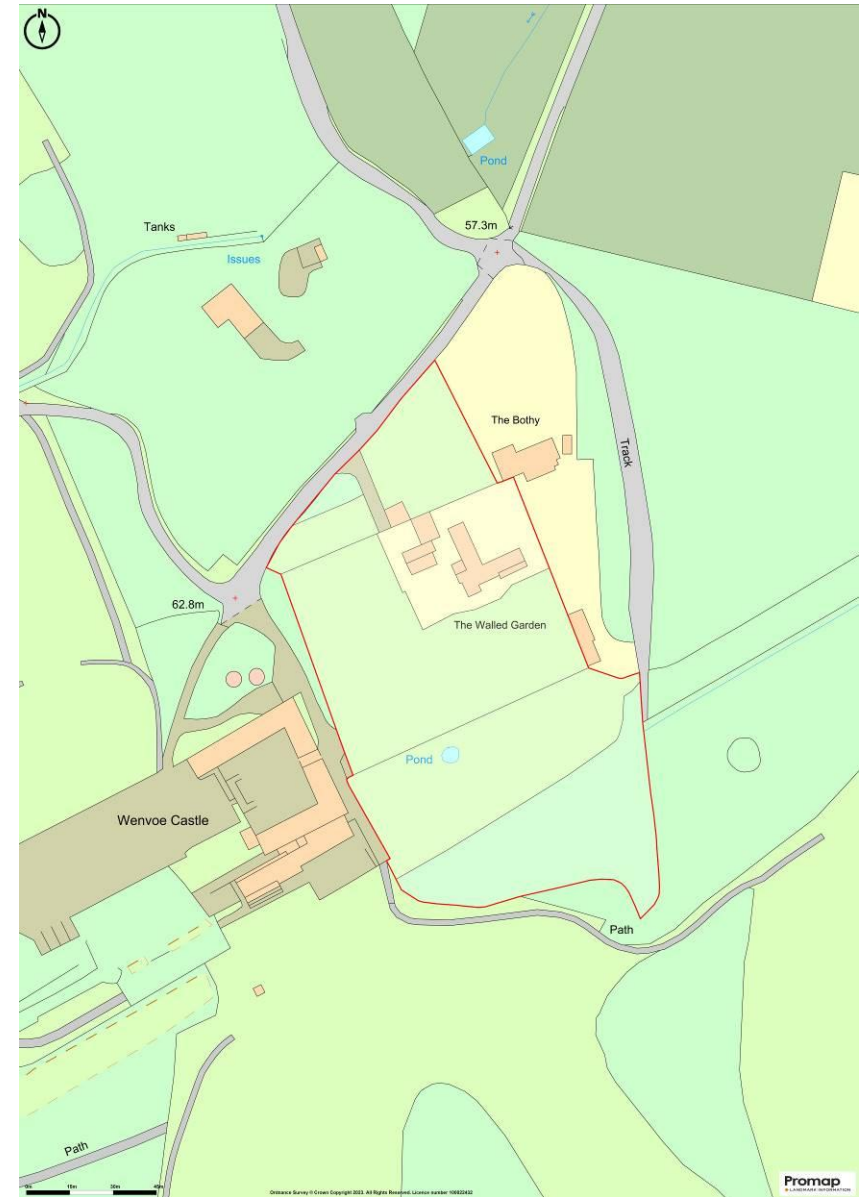
**The Walled Garden**  
Approx. 187.8 sq. metres (2021.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 354.5 sq. metres (3815.6 sq. feet)

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



Promap

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.



### THE WALLED GARDEN, ANNEXE

- \* The annexe is a more recent addition to the property created from 2 gardeners cottages yet in the same Scandinavian spirit
- \* It comprises two double bedrooms flanking a central, connecting living/dining space.
- \* This living space has a large seating area facing the garden and a timber deck with its own adjacent dining-kitchen area with fitted appliances.
- \* Of the two bedrooms, one has its own en suite bathroom; the other double bedroom has an adjacent shower room.
- \* There is, in addition, a utility room to the annexe with plumbing for washing machine and further storage

### ADDITIONAL INFORMATION

Freehold. Mains electric and water connect to the property. Bio-digester style sewerage treatment plant. Oil-fired central heating (for both the Walled Garden and the Annexe). Separate electric and telephone / wifi supplies. Council tax: Band H

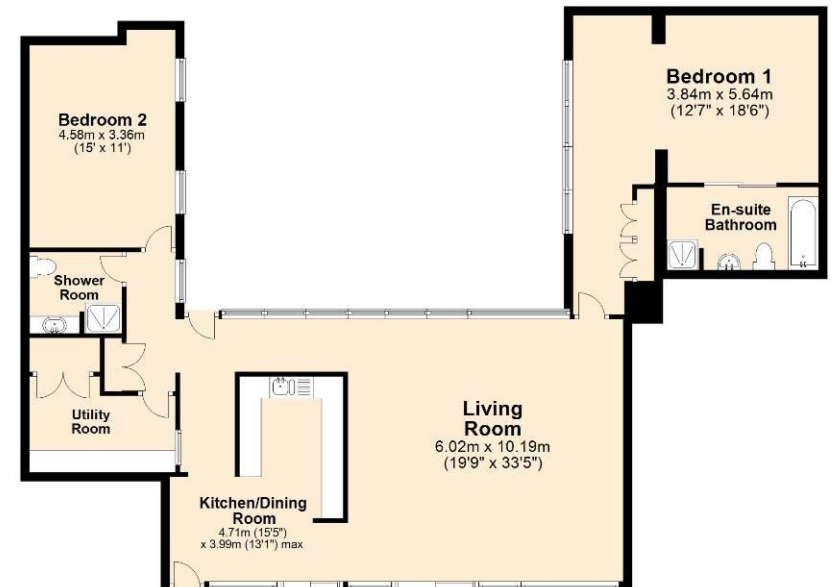
### PROCEEDS OF CRIME ACT 2002

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		B+
(69-80)	C		
(55-68)	D		D+
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Walled Garden Annex**  
Approx. 130.0 sq. metres (1398.9 sq. feet)











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