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**Bramblewood House, Graig Penllyn, CF71 7RT**

The Vale of Glamorgan

Fixed Price **£965,000**

## Bramblewood House

From our Cowbridge offices travel in a westerly direction up the High Street filtering onto the A48 heading towards Bridgend, go straight through the roundabout and take the first turning right, at the bottom of the dip (before reaching the Pentre Meyrick crossroads). Follow this road through Penllyn and into Craig Penllyn. Just past the Barley Mow public house (on your right) pass the next turning left and immediately after is the gated entrance for Bramble Wood House, as indicated by 'For Sale' board.

What3words: loans.airfields.replace

A substantial, very well-appointed, detached family home sat in an elevated position, in over an acre of landscaped garden with a great sense of arrival and privacy.

Council Tax band: I

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Exposed stone external entrance with solid oak front door flanked by windows opens to a generous ENTRANCE HALLWAY. Solid oak flooring laid with a modern quarter turn glass and oak balustrade stairs rising to the first floor. A sizeable cloaks cupboard and ground floor shower room/wc just off.

The well-balanced accommodation continues with double doors opening into the main SITTING ROOM with inset wood burner and fitted carpet. This room enjoys a dual aspect with large windows taking in front and rear garden views. A front formal DINING ROOM has been fitted with carpet, central pendant light and window with elevated views to the front. Opposite lies an additional RECEPTION ROOM (currently configured as a playroom) with views of the garden to the back, timber style flooring and central ceiling light. Ground floor SHOWER ROOM with oak flooring, a three-piece suite comprising a level WC with wall hung sink and vanity storage under, fully tiled rainfall shower enclosure with large frosted window. KITCHEN BREAKFAST ROOM, ceramic tiled floor with an abundance of Shaker style wall and base mounted units, cut stone worktops extending to a curved breakfast peninsula. Siemens induction hob, inset sink, plumbing provision for dishwasher and built-in oven grill and microwave, space for an American style fridge freezer to the side and a large drinks cooler built in. Doorway to the rear opens to the BOOT ROOM/UTILITY ROOM in the same style as the kitchen with cut-stone countertops, inset sink and plumbing provision for white goods, window and door to rear garden.

First floor LANDING, fitted carpet, run of LED spotlights to ceiling, airing cupboard, attic hatch (with retractable ladder) and a semi open-plan HOME OFFICE/ STUDY AREA which benefits from built in storage drawers and cupboards. BEDROOM ONE is a sizable double with a run of integrated wardrobes, chest of drawers and vanity unit continuing through to an EN-SUITE SHOWER ROOM. A large walk-in double shower, complementing sink and WC and window taking in pleasant garden views. BEDROOM ONE is dual aspect with large window to the front and a glazed door leading onto a decked and balustraded principal balcony, taking in beautiful garden and far reaching village and countryside views. BEDROOM TWO and BEDROOM THREE are sizeable double bedrooms to the front. Fitted carpet, LED spotlights and integrated wardrobes to bedroom two. Bedroom three enjoys a dual aspect to front and side and is currently configured as a sitting room. Double BEDROOM FOUR lies to the rear of the property with elevated views of the garden, pendant light and fitted carpet. Double BEDROOM FIVE enjoys a dual aspect to side and rear with built-in wardrobes and pitched ceiling. The FAMILY BATHROOM is fully tiled comprising a modern four piece suite comprising bath with waterfall taps over, WC, wall hung sink with vanity storage under, a corner (mains fed) shower enclosure, frosted window to the rear and multiple LED spotlights with extractor fan to the ceiling.

An electrically operated gated entrance and sweeping gravel drive creates a grand sense of arrival and provides a sizable hedge lined parking area and access to two undercroft GARAGES and WORKSHOP with electrically operated doors. The fully landscaped rear garden has been thoughtfully designed with a large paved entertainment terrace, accessible from multiple points of the house, extending onwards to well-kept lawns with accents of the natural bedrock and a mix of established trees, wildflowers and ornamental pond leading to woodland. A working kitchen garden provides a highly functional space stocked with multiple fruit and vegetables plants.



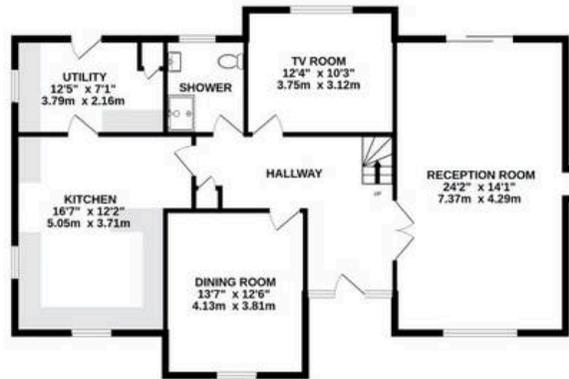
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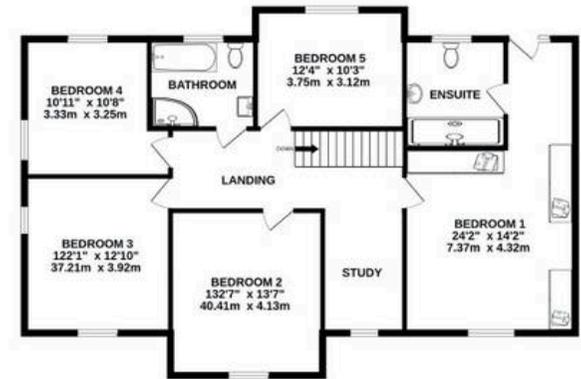
GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



FIRST FLOOR  
1150 sq.ft. (106.8 sq.m.) approx.



2ND FLOOR  
1174 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 2999 sq.ft. (278.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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