Llwynddu House, Welsh St. Donats, Ystradowen, Near Cowbridge, Vale of Glamorgan, CF71 7SX
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Vale of Glamorgan, CF71 7SX

Price on Application  Freehold

5 Bedrooms : 4 Bathrooms : 4 Reception Rooms

Set within about 40 acres of own gardens, grounds and farmland and with unrivalled views, an outstanding, private home thoughtfully reconfigured and thoroughly modernised in recent years to create the family home it is today. Exceptional accommodation includes a lounge, family sitting room and a cinema room, a garden room, study, kitchen-breakfast room, utility area and cloakroom. Five / six bedrooms, four bath / shower rooms. Additional outbuildings including a leisure suite (possible annex), tennis court, garaging, 5-bay stable block and outdoor school.

Directions
From our Cowbridge office, travel in an easterly direction along High Street to the traffic lights. Turn left onto A4222 Aberthin Road. Drive through the village of Aberthin and, after approximately half a mile further on, take the right hand turn sign-posted Welsh St. Donats. Continue along this country lane and on entering the village, take the second left hand turning into Heol y Mynydd. Follow this road for about 150 yards and, bear left (straight ahead), signposted towards Ystradowen. At the end of the road, bear left for 400 yards then turn right at the turning, towards Hensol. The driveway turning into Llwynddu will be to your left after about 500 yards. The property is accessed via a security controlled, gated entrance.

Your local office: Cowbridge
Tel 01446 773500
Email cowbridge@wattsandmorgan.co.uk
ABOUT THE PROPERTY
* An exemplary home in the most stunning of settings, surrounded by farmland and enjoying panoramic views over the Vale
* Comprehensively remodelled and refurbished in recent years, it offers an elegantly understated family home in a rural setting yet within easy reach of Cowbridge, Cardiff and the M4
* Extremely spacious and adaptable accommodation is immaculately presented and has been finished to an extremely high standard
* It features three large reception rooms - including a cinema room with projector and surround sound system - a study, garden room and kitchen-breakfast room with utility room and boot room beyond.
* Master bedroom suite with own dressing room and en suite bath / shower room
* Four further double bedrooms, two luxurious bathrooms and an additional shower room
* All bedrooms enjoy panoramic views over gardens and grounds, either to the north or south of the property

GARDENS AND GROUNDS
* Security controlled, gated entrance from the 'Hensol' lane opens on to a sweeping driveway through own lawned gardens
* Ample parking provision to both the front and rear of the property for a good number of vehicles
* L-shaped timber stable block with 5 bays and an open hay store.
* A path from the stables leads to an outdoor School (about 45m x 25m) topped with sand and fibre
* Motorized horse walker, available by separate negotiation
* Double garage (approx. 7.4m x 6.3m) adjoining the leisure suite accessed via twin ‘up and over’ doors.
* Separate, second double garage (approx max 7.9m x 7m) again entered via twin remote controlled up and over doors.
* Simply stunning panoramic views over own pond and paddocks in a northerly direction
* Additional surrounding farmland, in total around 40 acres.

TENURE AND SERVICES
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.
LEISURE SUITE
* A self contained, converted barn currently configured to provide a range of leisure opportunities
* Potential to create a separate annex (subject to any appropriate consents)
* Bar area, open to pitch of the roof with exposed stonework and beams
* Snooker room large enough to accommodate a full-sized snooker table
* Home Gym with ‘Power Sport’ multi-gym equipment
* Ancillary area with shower cubicle, two WC and changing area
* Adjoining double garage and a store / tack room
* Tarmacadam, fenced Tennis Court within the grounds, close to the house