

**MOORLANDS HALL,
PENLLYN, NEAR COWBRIDGE, VALE OF GLAMORGAN**





MOORLANDS HALL, PENLLYN, NEAR COWBRIDGE, VALE OF GLAMORGAN, CF71 7RQ

A SUPERB, CHARACTER HOME WITH STUNNING SOUTHERLY VIEWS AND AN ADJOINING Paddock.

- Cardiff City Centre 15 miles
- Cowbridge 2.3 miles
- M4 (J35) 4.3 miles
- Bridgend Station 5.6 miles

Accommodation and amenities:

Portico • Grand Hallway • Panelled Library with Gallery Over • Lounge • Dining Room • Playroom • Contemporary Kitchen-Breakfast Room • Rear Hall • Cloakroom • Utility Room

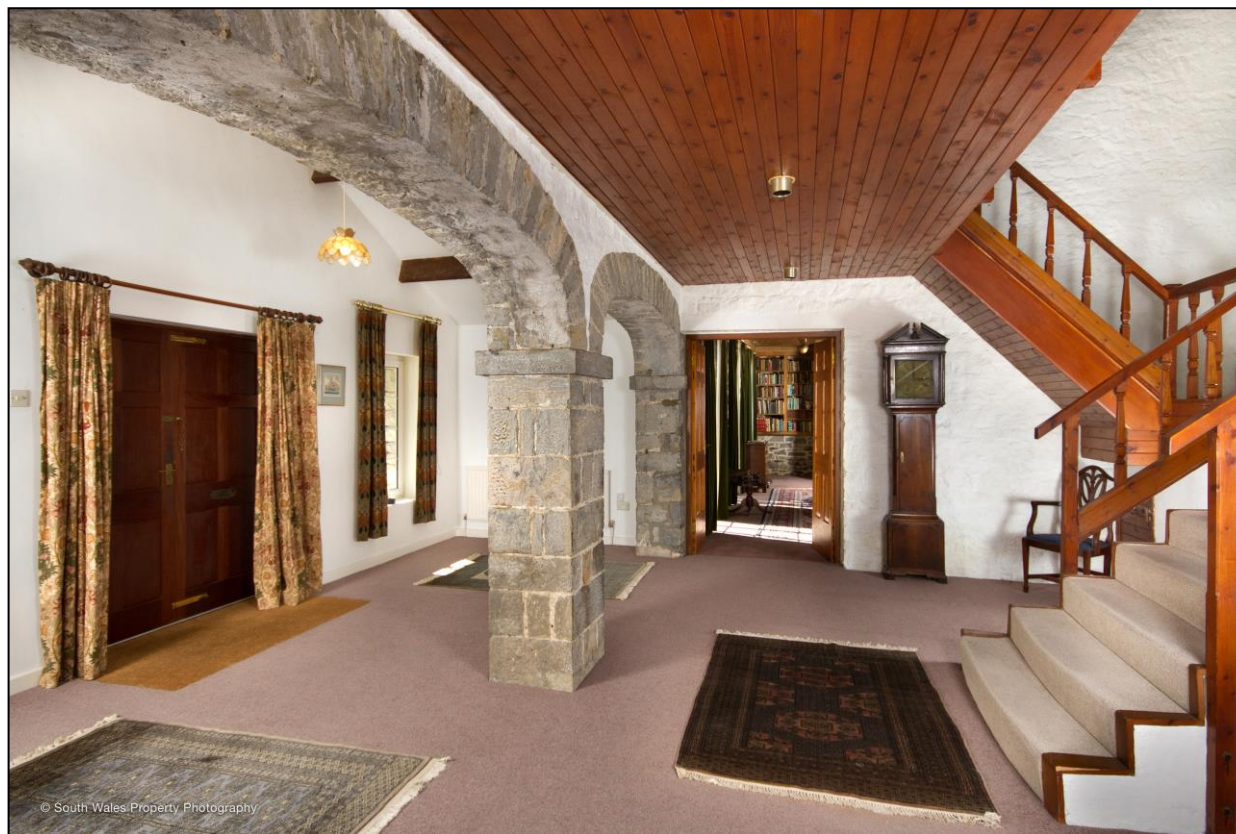
Galleried Landing • Master Bedroom with Ensuite Shower Room • Three Further Bedrooms • Family Bathroom

Integral Quadruple Garage • Studio

Paved Terrace • Lawned Gardens with Mature Trees & Shrubs of approx 0.72 acres

Stone-built Stables

Adjoining Paddock of approx. 1.77 acres



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Established 150 Years

1857 - 2007



SITUATION

Moorlands Hall is situated close to the village of Penllyn in the heart of the rural Vale of Glamorgan, and occupies a stunning, unspoilt location with unopposed, southerly panoramic views over the Upper Thaw Valley. It is set against a backdrop of natural woodland with Penllyn Castle surmounting the adjacent hill to the west.

Penllyn is approximately 2.5 miles from the historic market town of Cowbridge with well regarded shops and restaurants; it is within the catchment for Cowbridge Comprehensive School. The Glamorgan Heritage Coast is within easy access. The City of Cardiff lies approximately 13 miles east of Cowbridge and offers a myriad of "capital city" amenities. The M4 (J35) provides fast access to the national motorway network. Cardiff and Bridgend stations have main-line rail connections directly to London; Cardiff to Paddington approximately 2 hours and Bridgend to Paddington, approx 2.5 hours.

DESCRIPTION OF PROPERTY

Moorlands Hall has been created from an original range of substantial 19th century dressed limestone farm buildings. Today, it is a superb family home providing gracious accommodation of generous proportions. Many fine features including stone arches, king post trusses and recessed niches have been retained. By design, it is a property of space, amazing vistas and light.

Solid double teak front doors open into a striking central hallway with exposed stone arches. A soaring vertical window overlooks the mezzanine landing which splits into twin flights of stairs to the main landing.

Double doors from the hallway open into the galleried library/drawing room featuring exposed stonework and pine panelling. Three tall arched windows look out onto the front grounds; steps lead through a trap door to the surrounding gallery above; natural stone chimney breast with arched recess housing an open fire.

The 10m long lounge is also accessed from the hallway via double doors, with arched floor to ceiling windows looking onto the driveway and unopposed southerly views over unspoilt farmland. Natural stone chimney breast with hearth and open fire. Sliding doors lead to a flagstone paved terrace and the rear garden. Double doors lead through to the adjacent dining room and a stone arch leads to the kitchen. The kitchen-breakfast room overlooks the rear garden and is of a subtle, contemporary design with granite worktops, slate flooring, Neff induction hob and double oven, and integrated dishwasher and fridge. From the kitchen there is a rear hall, utility room with plumbing for washing machine, a cloaks store and w.c. From the dining room, steps lead to the playroom off which sliding doors lead to the rear garden. There is a connecting door into the integral garage.

To the first floor a galleried landing opens to an inner landing with well proportioned bedrooms. The master bedroom has an en-suite shower room and sliding doors enjoying views over the rear garden, the paddock and a backdrop of natural woodland. There are a further three double bedrooms with one having access into the gallery. The bathroom, serving these rooms, is fitted with a traditionally styled 'Heritage' suite including twin hand basins.

GARDENS AND GROUNDS

The property is approached through twin entrances each with stone pillars and five-bar gates. These lead to a sweeping in-out driveway of pea gravel, flanked by lawns, mature trees and shrubs. The property is partly secluded behind cotoneaster topped stone walling.

A flagstone paved area surrounds the rear of the house. The enclosed rear garden is composed of mature trees and shrubs with a large gentle undulating lawn. The paddock and stables (presently used as a wood store) lie beyond. The garage has twin double width remote controlled up and over doors and is approximately 16m long with ample space for four cars. Attached to the garage is a studio with stunning views over open farmland.

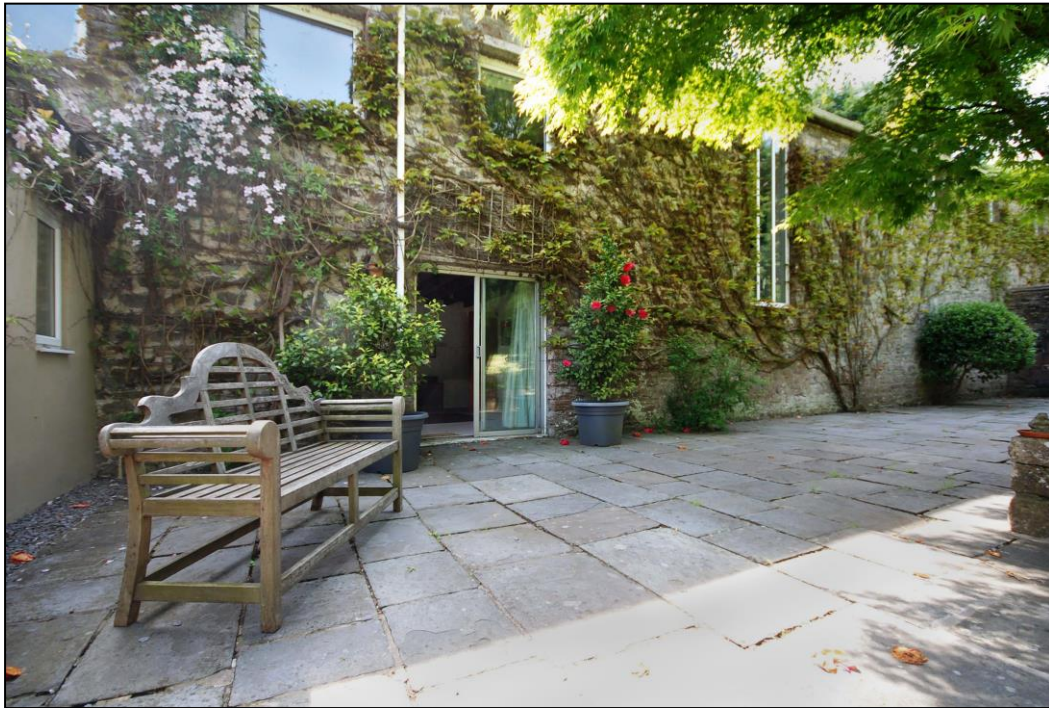
TENURE AND SERVICES Freehold. Mains electricity and water, oil central heating, septic tank.

DIRECTIONS

From our Cowbridge office, travel along High Street into Westgate and continue onto the A48, heading in a westerly direction. Take the right turning at the bottom of the hill before Pentre Meyrick Cross - signposted towards Penllyn and Graig Penllyn (Task Force paintball) and drive along into Penllyn village. After passing the Church, take the next right turning - opposite the village hall and travel along this lane out of Penllyn until reaching the T Junction. Bear right at this Junction, signposted "Aberthin / Llansannon", to find Moorlands Hall to your left after a further few hundred yards.



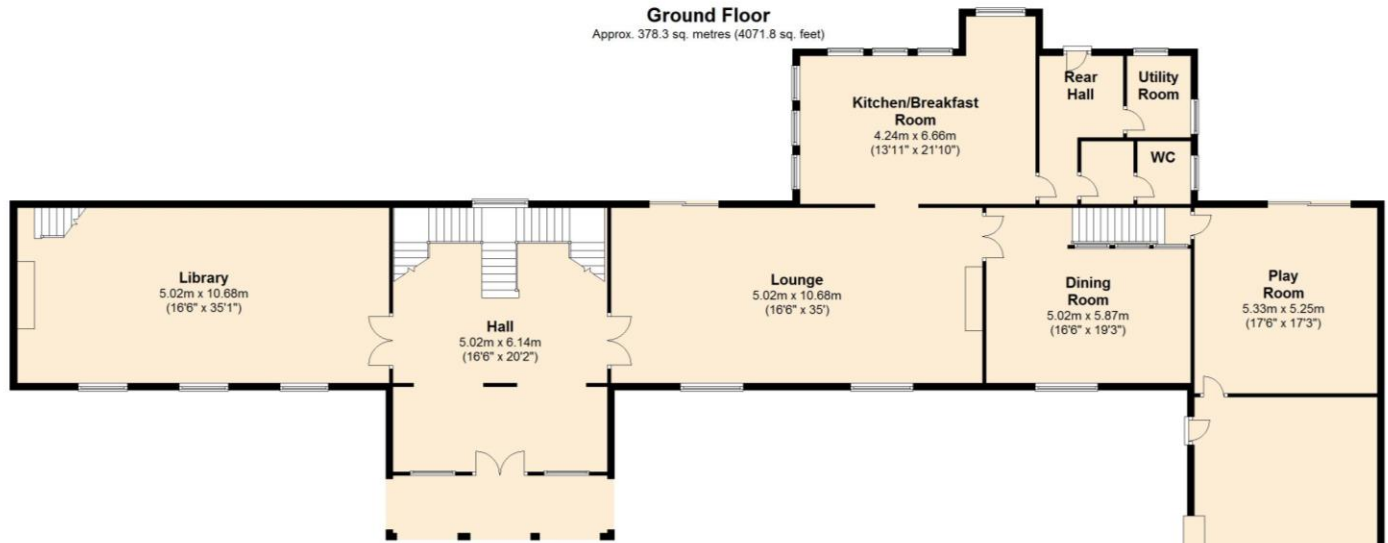




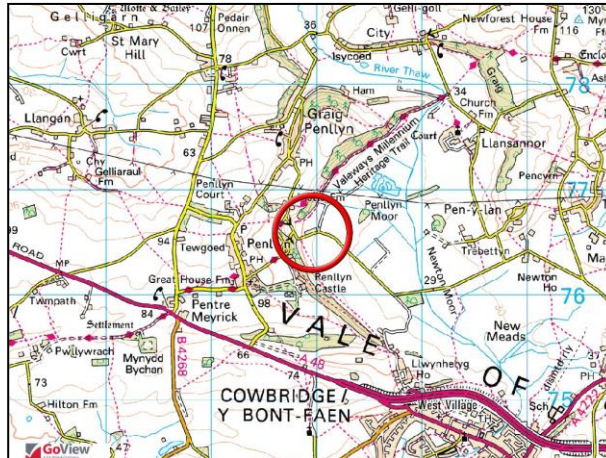
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	68
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	52
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Ground Floor
Approx. 378.3 sq. metres (4071.8 sq. feet)



First Floor
Approx. 164.8 sq. metres (1773.9 sq. feet)



Any floor plans and maps 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 and the vicinity. The maps and plans do not form part of any contract.

