



Tan Y Lan House,
St Mary Hill, Vale of Glamorgan, CF35 5BY





Tan Y Lan House, St Mary Hill, Vale of Glamorgan CF35 5BY

£750,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A delightful, unique property set within a plot of about 1.2 acres to the edges of the Vale of Glamorgan and within easy reach of the M4 Motorway and local services. Spacious accommodation includes most impressive entrance hallway, sitting room, dining room, kitchen/breakfast room, utility room and two cloakrooms to the ground floor. Master bedroom with en suite shower room, three further double bedrooms and family bathroom. Extensive gardens and grounds running up and bordering the Ewenny River. Ample parking; integral double garage.

EPC rating: E43

Directions

Leave the M4 at Junction 35 and proceed along A473 towards Bridgend. Continue straight over the first roundabout (Mercedes Benz garage) then take the next left onto a country lane. Travel along this lane, passing water treatment works for approximately half a mile to find the property on your right hand side, a sweeping tarmac drive leading to the property.

- Cowbridge 5.7 miles
- Bridgend Town Centre 3.7 miles
- Cardiff City Centre 1 7.2 miles
- M4 (J35, Pencoed) 1 miles

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Summary of Accommodation

ABOUT THE PROPERTY

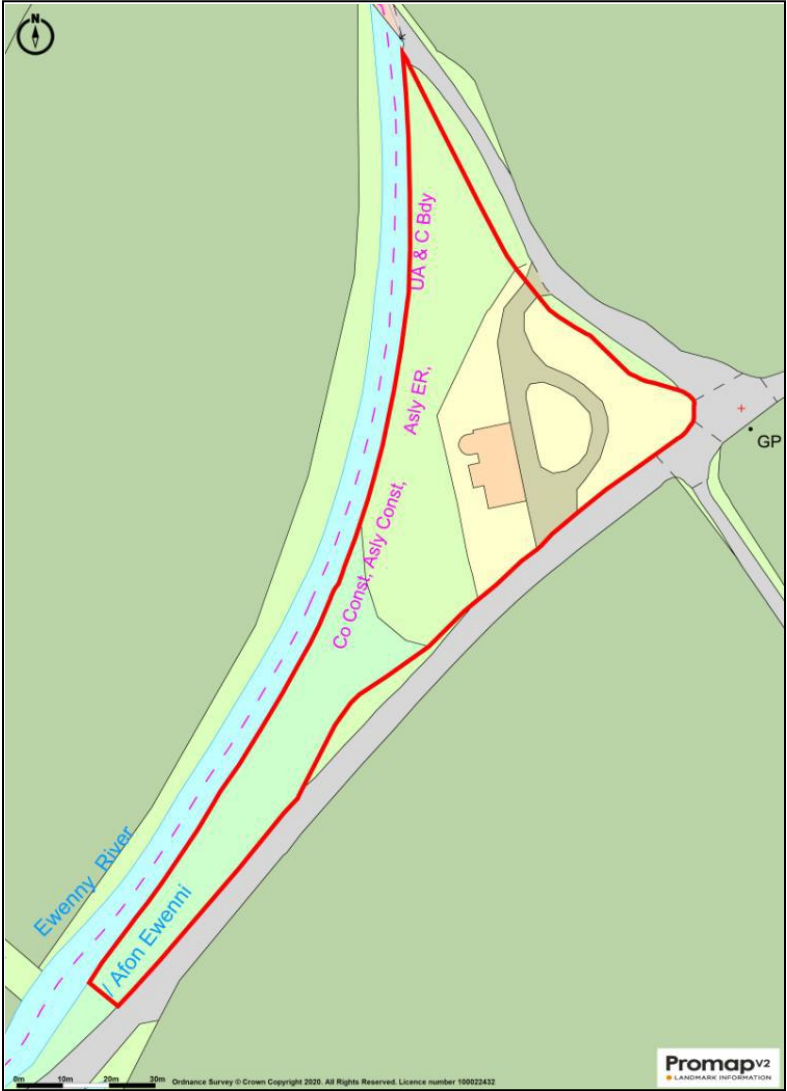
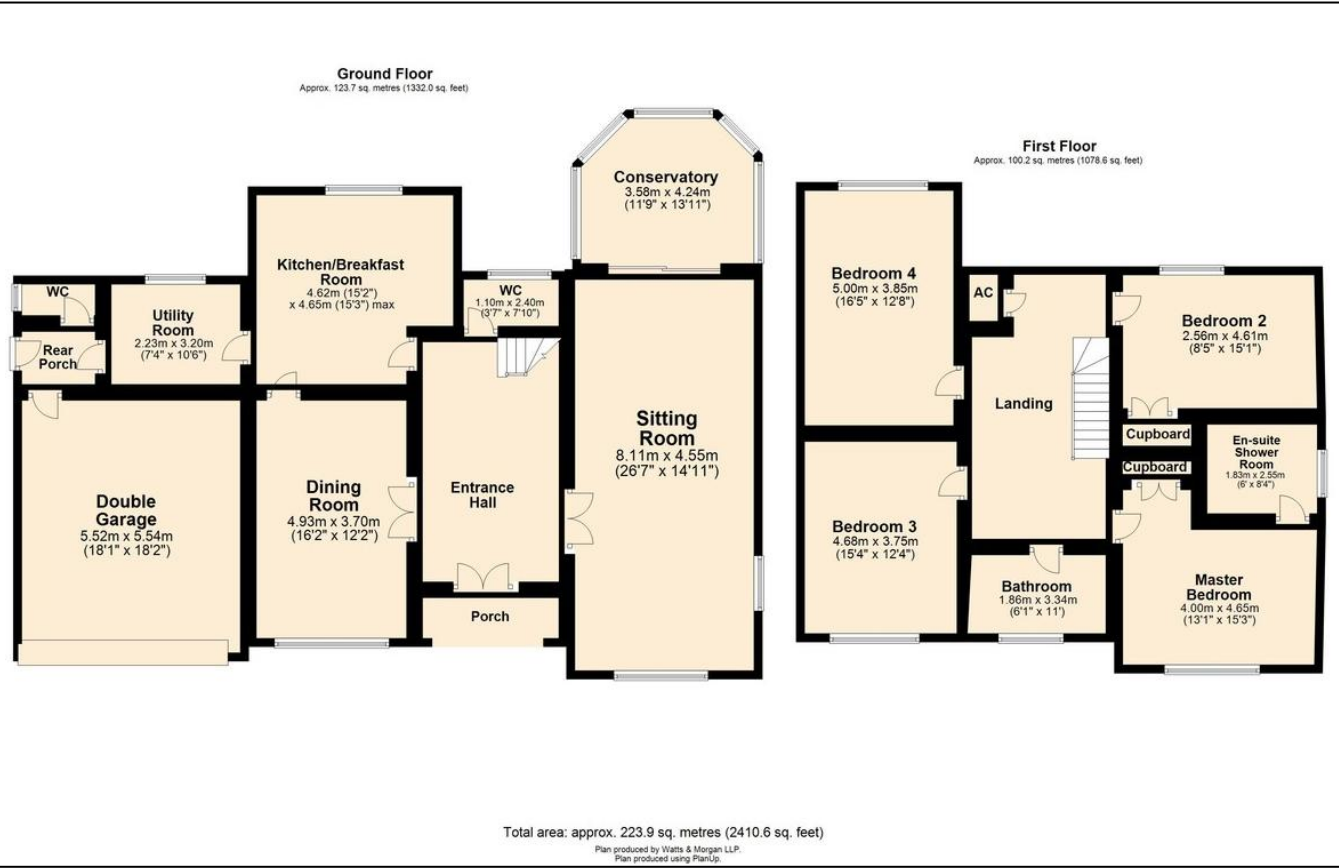
- * Unique family home located to the northern edge of the Vale of Glamorgan bordered, in part, by the Ewenny River.
- * Conveniently located within easy reach of M4 Junction 35.
- * Porch opening to a most impressive entrance hallway with bespoke oak staircase leading to first floor bedrooms and solid oak doors leading to the ground floor principle reception rooms.
- * Strip maple flooring extends from the hallway into the dining room and to the family sitting room.
- * Sitting room running the depth of the property with broad window to the front elevation and sliding doors leading into a conservatory with garden beyond.
- * Period, Victorian veined marble mantelpiece and fire surround with working open fire within.
- * Dining room also looking towards the front of the property accessed via the hallway via double width doors. A second, interconnecting door links to the kitchen.
- * Sizeable kitchen/breakfast room with a particularly good run of fitted units and ample space remaining for a dining table.
- * Appliances, where fitted, are to remain and include electric hob, double oven, fully integrated dishwasher and fridge.
- * Adjacent utility room/rear porchway with doors leading into a second ground floor cloakroom; through to the garage; and also onto the side garden.
- * First floor galleried landing area with doors leading to all four double bedrooms and to the family bathroom.
- * Master bedroom with en-suite shower room.
- * Three further double bedrooms, all four bedrooms including fitted wardrobes.
- * Family bathroom with traditional 'Heritage' bathroom suite with bath and shower over.

GARDENS AND GROUNDS

- * Tan y Lan House set within a plot of about 1.2 acres
- * Located to the very edge of the Vale of Glamorgan, bordered by the Ewenny River to the rear
- * Sweeping, tarmac-topped driveway leads from roadway to a spacious parking area the front of the property
- * Driveway gives access to integral double garage (approx. 5.5m x 5.5m).
- * Garage is accessed via a double width, electric up and over door whilst a fire door links into the property itself.
- * Fronting the property is a sweeping circular driveway with central lawn and bordered by further grassed areas and specimen trees including two monkey puzzles.
- * Surrounding the property to three sides are garden areas including an area of well tended lawn, a side garden/vegetable bed with timber store shed, greenhouse and planted herbs.
- * Beyond this is an additional meadow area running to the banks of the Ewenny River including a timber Summer House looking back towards the property.
- * To the far western part of this is an orchard area with a number of fruiting apple trees

TENURE AND SERVICES

Freehold. Mains electricity and water connect to the property. Oil fired central heating. Septic tank drainage. The property does include solar panels on the garage which are currently not in use.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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