



Wonderfully Private

Five Bed - Three Bath

Four Reception

Glorious Gardens

About 0.9 Acres

Very Easy Access

Fine individual detached house set in about 0.9 acres of wonderful gardens enjoying considerable privacy. Four reception. Five bedrooms. Three bathrooms. Double garage. Double glazed. Mains gas central heating. Outdoor swimming pool. Gated driveway entrance. Most convenient location midway between Cowbridge and Cardiff and with easy access.

This good sized family house stands in wonderful gardens enjoying considerable privacy at the end of a private driveway. The accommodation is usefully flexible with one of the bedrooms on the ground floor adjoining one of the cloakrooms offering bedroom accommodation for anyone who finds stairs difficult or alternatively provide additional living space. There is plenty of room around the house, possibly even incorporating the existing attached double garage, to provide additional accommodation subject to any necessary consents being obtained. The gardens are an absolute delight with driveway winding its way through woodland to where the grounds widen out to formal lawns, shrubberies and flower beds stretching around to the back of the property and incorporating the swimming pool area.



The location is a particularly convenient one with village facilities within walking distance including the village shop, the Red Lion, parish church, village hall and nearby Cottrell Park Golf Club. The property is situated almost midway between the market town of Cowbridge and the capital city of Cardiff. Cowbridge, just a few minutes drive to the west, provides an extensive range of market town facilities including excellent secondary schooling. The capital city of Cardiff just a few minutes drive to the east offers the full range of facilities one would expect of a major city including the excellent transport facilities with railway and air links. The good major road network, including easy access to the M4 brings other major centres within easy commuting distance.

#### ACCOMMODATION

**ENTRANCE HALL:** 10' long widening to 9' at the rear. Almost triangular in shape with one wall virtually all in single glazing with a huge window overlooking one of the ponds that make up the water garden. Upvc storm doorway with double glazed inset window. Tiled floor. Walls partly finished in stone. Etched glass doorway with three matching full height panels leading through to the reception hall.

**RECEPTION HALL:** 17' x 11' with high monopitch ceiling rising to about 16' with dog leg stairway leading up to the galleried landing. Two wall light points. Two illuminated arched display recesses. Feature only fire place with copper back plate set into splendid large intricately carved timber surround and mantel.

**INNER HALL:** Archway through from reception hall.

**CLOAKROOM 1:** Modern luxury suite by Villeroy and Boch finished in champagne and comprising low level wc with concealed cistern and wash handbasin set into vanity unit with cupboards under. Walls half tiled. Tiled floor. Extractor.

**DRAWING ROOM:** 23' x 17' max. A splendid principal reception room enjoying views on three sides over the lovely gardens. To the front a huge picture window overlooks the water garden whilst there are views over the rear gardens via the garden room. There are further windows either side of the impressively large (8' x 3') inglenook fireplace which is lined in stone with a tiled hearth with beaten copper canopy and fine carved timber surround with the whole fireplace set into a wall of stone. Coved ceiling with moulded detailing. Four wall light points.

**GARDEN ROOM:** 13'3" x 8'. Open-plan to the drawing room via a single step and partly sub-divided by balustrading. A semi-circular shaped room measuring 13' x 8' max with a complete curve of windows overlooking the lovely rear garden with doorway out to the garden. Quarry tiled floor.

**DINING ROOM:** 13' x 12'6". Open-plan to the drawing room via two small timber steps finished in the same attractive wood strip which floors the dining room. Big picture window overlooking the rear garden. Beamed ceiling. Plate rack. One wall finished in stone. Curved display plinth. Doorway through to kitchen/breakfast room.

**STUDY:** 9' x 9'3". Views over the front garden. Coved ceiling. Telephone point.

**KITCHEN/BREAKFAST ROOM:** 26'9" x 12' overall and sub-divided by a central archway into kitchen area and breakfast area.



**KITCHEN AREA:** Beautifully fitted with an extensive range of quality cabinet units finished in rustic English oak with granite work surfaces. Tiling between wall and base units. Features include built-in Neff stainless steel double oven, five ring gas hob with filter unit over, built under Neff dishwasher with decor panel, 1.5 bowl sink unit finished in white, tall cupboard for fridge, central island unit finished in matching rustic English oak with granite work surface over and range of cupboards under including slatted cupboards and pull out baskets. Range of matching wall cupboards. Inset ceiling lighting including pelmet lighting over big picture window overlooking the rear garden and ceiling light with fan. Further window to side enjoying views over the side terrace and garden. Attractive large tile format Chinese slate floor.

**BREAKFAST ROOM:** Matching Chinese slate tile floor. Window overlooking the side terrace and garden. Ceiling light with fan. Useful large storage cupboard.

**UTILITY ROOM:** Leading directly off the kitchen and with matching Chinese slate floor. L-shaped run of matching wall and base units finished in white with granite effect roll top work surfaces. Inset stainless steel single drainer sink unit. Space and plumbing for washing machine. Tiled splashback. Half glazed storm doorway to rear garden. Usefully large drying cupboard housing the Ideal Mexico 2 gas fired boiler which heats the central heating system and domestic hot water supply. Internal doorway to garage.

**CLOAKROOM 2:** Luxury modern suite in white comprising low level wc, wash handbasin and tiled shower cubicle fitted with Mira shower. Tiled floor. Walls half tiled. Opaque glazed window. Extractor.

**BEDROOM 5:** 12' x 8'6". Leading off the inner hall and adjoining cloakroom 1 to provide a useful downstairs suite if required or alternatively extra reception space. Delightful views over the front garden.

## FIRST FLOOR

**GALLERIED LANDING:** Easy graded stairway from reception hall.

**MASTER SUITE:** 26'9" x 12'3" overall. Measurements include the bedroom, dressing room and bathroom area. Doorway leading directly off the landing to entrance lobby and then leading past the en-suite bathroom through the dressing room and into the bedroom.

**MASTER SUITE BEDROOM:** Enjoying a delightful outlook on two sides with picture windows overlooking the rear garden and the side garden and terrace.

**MASTER SUITE DRESSING AREA:** Archway through from bedroom

**MASTER SUITE BATHROOM 1:** Luxury Sottini suite in Indian ivory comprising low level wc with concealed cistern, wash handbasin set into extensive range of built-in furniture including cupboards, illuminated mirror, etc. Sliding glass door to over-sized fully tiled shower cubicle with power shower. Shelved airing cupboard. Walls half tiled. Extractor. Opaque glazed window.

**GUEST SUITE BEDROOM 2:** 16'9" x 10' max plus entrance lobby. Extensive range of built-in bedroom furniture comprising recess for double bed flanked by bedside cabinets and double floor to ceiling fitted wardrobes to either side. Further double fitted wardrobes. A delightful through-room with picture windows enjoying views over the front garden and also over the rear garden.

**GUEST SUITE BATHROOM 2:** Luxury modern suite in white comprising low level wc, pedestal wash handbasin with cupboard under and glazed doorway to tiled shower cubicle with Triton T80 shower. Inset ceiling lighting. Extractor. Walls fully tiled.

**BEDROOM 3:** 13'3" x 11'9" max. Lovely views over the rear garden. Double floor to ceiling fitted wardrobes. Wall light point. Access to roof storage space.

**BATHROOM 3:** 12' x 11' max. Luxuriously fitted with modern Sottini suite in Indian ivory comprising sculpted bath with side taps, low level wc with concealed cistern, bidet and wash handbasin set into unit and curved corner glazed shower cubicle with power shower. Walls half tiled. Opaque glazed window. Inset ceiling lighting. Extractor.

**BEDROOM 4:** 13'6" x 9'6". Delightful views over the rear garden. Double floor to ceiling fitted wardrobes. Wall light point.

## OUTSIDE

Stone pillars flank a private driveway laid to tarmac which runs between two lodges known as Woodlands House and Woodlands Lodge and leads to a fine pair of remote controlled electric wrought iron gates which mark the entrance to the private grounds of Woodlands. The tarmac driveway gently bends through woodland and then sweeps around to the front of the house and provides plenty of parking space and leads to the attached garage (21' x 17') up and over doorway, electric light and power, water point, two side windows, rear doorway to garden, side doorway into the house. The driveway continues in a circle around the central island. The front gardens at the entrance comprise mature woodland with both evergreen and deciduous species. The woodland gives way to lawn which includes a large water garden feature with a series of linked ponds with stone bridges adjoining the flagstone pathway which leads to the front door. Densely stocked shrubberies and borders. There are further extensive gardens to the side and rear including paved terraces, shaped lawns and pathways and a large paved terrace with a fountain. Adjoining the terraces and facing south-west with a backdrop of a high brick wall is the swimming pool area. The pool measures about 30' x 17' and is set into a large timber deck surround and terrace which is overlooked by timber sun loggia set on a raised flagstone terrace. Useful brick built potting/garden shed. Impressive individual greenhouse (about 28' x 11') with a series of five floor to ceiling glass bays facing south with pitched roof and finished in aluminium and glass and attached to the high brick wall boundary and currently housing a prodigious vine. The total area of ground are thought to be about 0.9 of an acre and provides a lovely setting and enjoys considerable privacy.

## SERVICES

Mains water, gas, electricity and drainage. Central heating by natural gas. All principal windows except entrance hall Upvc double glazed.

## DIRECTIONS

From Cardiff: Take the main A48 road from Culverhouse Cross passing through the village of St Nicholas into Bonvilston. Shortly after the Red Lion on your right hand side and before you get to the church turn right into a small driveway between two lodges. The private gates for Woodlands are at the end of this driveway. There is not a David Birt & Co board outside. From Cowbridge: Take the A48 towards Cardiff into Bonvilston village and at the top of the hill after passing the church on your left hand side turn left as described above before the Red Lion.

## VIEWING

Strictly by appointment please with David Birt & Company, 71 High Street, Cowbridge, Vale of Glamorgan. CF71 7AF Tel: 01446 775858 Email@ [david.birt@btconnect.com](mailto:david.birt@btconnect.com)

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

David Birt Estate Agents  
71 High Street,  
Cowbridge,  
Vale of Glamorgan.  
CF71 7AF

Tel: 01446 775858

## Photo Gallery



# Floorplan

**Ground Floor**  
Approx. 184.5 sq. metres (1986.3 sq. feet)



**First Floor**  
Approx. 112.8 sq. metres (1214.0 sq. feet)



Total area: approx. 297.3 sq. metres (3200.3 sq. feet)

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# Energy Performance Certificate

## Energy Performance Certificate



Woodlands, Bonvilston, CARDIFF, CF5 6TR

**Dwelling type:** Detached house  
**Date of assessment:** 23 September 2014  
**Date of certificate:** 30 September 2014

**Reference number:** 8424-7121-2070-9827-4922  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 262 m<sup>2</sup>

**Use this document to:**

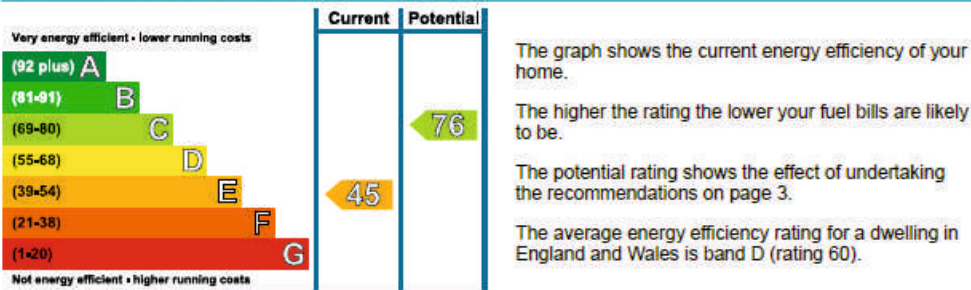
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 9,291</b>
<b>Over 3 years you could save</b>	<b>£ 4,596</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 351 over 3 years	
Heating	£ 8,337 over 3 years	£ 3,948 over 3 years	
Hot Water	£ 603 over 3 years	£ 396 over 3 years	
<b>Totals</b>	<b>£ 9,291</b>	<b>£ 4,695</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 2,421	✓
2 Floor insulation	£800 - £1,200	£ 672	✓
3 Heating controls (room thermostat)	£350 - £450	£ 366	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.