



Woodlands Woodlands

Moulton, CF62 3AB

Price £1,495,000

HARRIS & BIRT



An exceptional, newly built, modern detached four bedroom, four bathroom property situated with wonderful scenic views across the Llancarfan valley across open countryside and farmland beyond. The property has been finished to an exceptionally high standard, and benefits from unique twists such as epoxy resin laid flooring and high vaulted ceilings throughout, whilst the open plan kitchen/dining/living area creates a fantastic sense of modern family life. The accommodation throughout the main residence comprises entrance hall, inner hall, WC, open plan kitchen/dining/living area, study area to rear of entrance hall, utility/boot room and suite bedrooms three and four, both with en suites, bedroom three benefits from dressing room and bedroom four a mezzanine floor for a double bed. Stairs lead up to a focal landing space with glass floor to entrance hall and plenty of natural light with two double height en suite bedrooms, both with dressing rooms and opulent en suite bathrooms.

To the outside is a detached garage, with adjacent gym, detached outbuilding and pool room with shower and changing facility. The gardens span to 0.8 acres and sit behind an electric gate to a flat, private and secluded garden with hot tub, terrace and outdoor kitchen, as well as a wonderful outdoor bar aptly named 'Hill & Hounds'.

Village facilities in both Llancarfan and Moulton are plentiful. Llancarfan has long been recognised as one of the prettiest villages in the Vale of Glamorgan and is a village with tradition at its heart. The parish church, village hall, village school and pub as well as access to major road networks brings major centres within easy commuting distance including the capital city of Cardiff, Bridgend, Llantrisant, Newport etc. Whilst the property is within easy walking distance of The Three Horseshoes Pub.

- Outstanding Newly Built, Modern, Detached Set in 0.8 Acres
- Detached Garage & Gym
- Spacious Open Plan Living Space with Double Height Vaulted Ceiling
- Easy Reach of M4 Corridor
- Four Double Bedrooms & Four Bathrooms
- Detached Outbuilding & Pool Room
- Excellent Countryside Views Towards Llancarfan & Moulton
- EPC: C

Accommodation

Ground Floor

Entrance Hall 10'5" x 20'7" (3.18m x 6.27m)

Accessed via modern composite front door with inset double glazed vision panel with two floor to ceiling fixed pane composite double glazed windows allowing plenty of natural light through. Attractive half turn epoxy resin laid concrete stairway to first floor landing with inset walk on glass to ceiling through to double height landing space. Skimmed walls. Skimmed ceiling with inset spotlighting. Epoxy resin laid flooring. Modern vertical fitted radiator. Crittall effect double doors with inset glazed panels lead through into kitchen/dining room.

Study Area

Attractive open plan space from hallway. Powder coated aluminium bi folding doors lead out onto covered terrace. Skimmed walls & ceiling. Epoxy resin laid flooring.

Inner Hall 20'9" x 5'8" (6.32m x 1.73m)

Semi open plan from entrance hall. Offering access to the rear half of the property. With natural light via large UPVC double glazed windows to side elevation. Skimmed walls. Skimmed ceiling with inset LED spotlighting. Epoxy resin laid flooring. Modern vertical radiator. Communicating doors through to all remaining ground floor rooms.

Kitchen/Dining/Living Area

Wonderful L shaped 'heart of the home' space with open plan feel, split into three areas as below.

Kitchen 20'6" x 18'2" (6.25m x 5.54m)

Modern fitted handleless kitchen in a graphite finish with a range of fitted base units throughout with inset copper touches, features include integrated up and over fridge/freezer behind matching decor panel, Bosch double oven at eyeline level with underset warming tray, grill and inset microwave, integrated Bosch dishwasher behind matching decor panel. All sat under a quartz work surface with matching upstand. T shaped peninsular breakfast bar with inset Klarstein induction four ring hob and ducted ventilation system in quartz, with a dove grey contrasting finish. Inset one and half sink and drainer in a copper finish with copper swan neck mixer tap. Attractive drop down pendant light fittings. Range of UPVC double glazed windows to side elevation. Inset speaker system. Two modern mirror fronted vertical radiators. Opens through into:

Dining Room 20'1" x 14'11" (6.12m x 4.55m)

Attractive media wall with inset log burning effect electric fire with underset log store, and space for plasma screen TV. L shaped run of powder coated aluminium bi folding doors opening out on to the wrap around patio terrace and bar area. Fully skimmed walls and ceilings with LED spotlighting throughout. Drop down pendant light fittings. Matching flooring to kitchen.

Living Room 25'6" x 18'2" (7.77m x 5.54m)

Double height vaulted ceiling with inset Velux style fixed pane windows letting in further natural light. Feature A framed double glazed windows to front elevation looking out over pretty gardens beyond. Four door run of powder coated aluminium bi-folding doors opening out onto outside bar area and slate laid patio terrace. Feature log burning stove with exposed flue sat on a flagstone laid hearth. Modern fitted radiators throughout. Matching flooring to kitchen/dining room.

WC 10'5" x 5'8" (3.18m x 1.73m)

Modern well appointed WC comprising two suite of matte black low level hidden cistern WC and rectangular wash hand basin set on a driftwood effect mantle with underset shelving. Metro tiled splashbacks. Full skimmed walls and ceilings with LED spotlighting. Attractive resin laid flooring.

Utility 17'0" x 15'3" (5.18m x 4.65m)

An excellent sized utility space with powder coated aluminium fully double glazed sliding patio door leading out to an inset red brick laid terrace. Attractive glazed ceiling light set into roof structure with fully skimmed walls and ceilings. LED spotlighting. Space for washing machine and tumble dryer. Stainless steel sink and drainer unit. Vinyl laid flooring. Plenty of storage space housing hot water cylinder and heating controls.

Suite Bedroom Three 16'1" x 17'5" (4.90m x 5.31m)

An excellent sized double bedroom with three door run of bi-folding double doors opening out onto side terrace. Fully skimmed walls and ceilings with wood panelled half wall. Inset LED spotlighting with drop down pendant light fittings adjacent to the bed. Epoxy resin laid flooring. Radiator. Doorway opens through int;

Suite Dressing Room Three

A good sized dressing room with skimmed walls and ceiling. LED spotlighting Matching flooring. Power and light.

En Suite Bathroom Three 5'7" x 3'1" (1.70m x 0.94m)

Three piece suite comprising; walk in flagstone laid shower cubicle with integrated rainfall shower head and separate shower head fitment as well as thermostatic controls and a chrome finish, metro tiled splashbacks, vanity unit in a teal finish comprising low level dual flush WC and wash hand basin with chrome waterfall mixer tap. Attractive resin laid splashbacks and inset LED spotlighting. Matching flooring to bedroom. Chrome heated towel rail. LED mirror housed to wall.

Suite Bedroom Four 14'3" x 16'5" (4.34m x 5.00m)

Another excellent sized double bedroom with three door run of bi-folding doors to match bedroom three to side elevation. Skimmed walls and ceiling Inset LED spotlighting. Continuation of resin laid floor. Stairs lead up to a Mezzanine level with a glass balustrade that housing currently a double bed and inset double glazed Velux windows. Fully skimmed with LED spotlighting.

En Suite Bathroom Four 10'5" x 5'8" (3.18m x 1.73m)

Three piece suite comprising oversized walk in shower cubicle with integrated ceiling mounted rainfall shower head, separate shower head fitment and chrome thermostatic control, where a white metro splashback and contrasting grouting. Further fully skimmed walls and ceiling with inset, LED spotlighting. Epoxy resin laid flooring. Vanity unit housing low level dual flush WC and wash hand basin with chrome mixer tap white metro tile splashbacks and LED mirror housed to wall.

First Floor

Landing 10'10" x 20'8" (3.30m x 6.30m)

Accessed via full turn epoxy resin laid flooring with inset glass balustrade to vaulted ceiling open landing with attractive feature dropdown, pendant light fitting and inset fixed pain double glazed Velux windows with inset LED strip light further natural light via dual aspect UPVC double glazed windows tooth either side elevation and walk on glass, allowing light up from the entrance hall and attractive view down to the entrance hell. Inset modern fitted radiator. Doorway access into;

Master Suite Bedroom One 19'2" x 20'5" (5.84m x 6.22m)

Excellent sized room with double height and an attractive set of light fittings with UPVC double glazed window to front elevation, allowing plenty of natural light and enjoying those fantastic views as well as a further, a framed window and inset composite double glazed patio door offering views straight down the valley beyond. Fully skinned walls and inset LED spotlighting. Epoxy resin laid flooring. Modern fitted vertical radiator. Doorway access through into;

Master Suite Dressing Room 8'10" x 7'7" (2.69m x 2.31m)

Good size walk in wardrobe with inset glazed velux window. Skimmed walls inset LED spotlighting, and Epoxy resin laid flooring. Fitted radiator and good sized hanging rails and open storage.

Master En Suite Bathroom 10'1" x 7'7" (3.07m x 2.31m)

An opulent, well appointed bathroom with three piece suite comprising freestanding roll top bath with floor mounted tap in a matte black finish and white ceramic his and hers wash hand basins in circular finish with matte black wall mounted taps sat on an attractive graphite vanity unit and low level dual flush hidden system WC. Marble effect tiled splashbacks and resin laid flooring to match. Mirror fronted attractive vertical radiator with open shelving to a feature wall in a gold concrete finish. LED strip lights and inset composite Velux window to eaves with fully skimmed walls and inset LED spotlighting.

Suite Bedroom Two 20'1" x 20'11" (6.12m x 6.38m)

Another good sized double bedroom with UPVC composite double glazed sliding patio doors, leading out onto balcony first floor terrace and enjoying fantastic views. There is this further natural light via to UPVC double glazed windows inset oversized composite Velux double glazed windows to eaves, Further skimmed walls and ceilings. Inset LED spotlighting. Attractive built-in timber Pergola. Fitted carpet. Fitted radiator. Door opens through into;

Suite Two Dressing Room 8'1" x 5'6" (2.46m x 1.68m)

Currently in use study/dressing room with inset glazed window into eaves. Fully skimmed walls. Fitted carpet. Fitted radiator.

En Suite Bathroom Two 10'6" x 5'6" (3.20m x 1.68m)

Another extremely well appointed en suite bathroom with oversized walk in, shower cubicle with

integrated chrome and glass shower screens, rainfall shower head and separate wall mounted jets and separate sleek chrome shower head fitment, as well as chrome thermostatic controls. White metro tiled splashbacks. Inset double glazed composite Velux window. Hidden system flush WC and wash hand basin mounted on vanity unit pelmet and wall mounted chrome waterfall tap. LED touchscreen mirror. Fully skimmed walls and ceiling with inset LED spotlighting. Wall mounted chrome heated towel rail. Epoxy resin laid flooring.

Outside

Detached Garage & Gym

Accessed via UPVC fully double glazed patio door into good sized gym structure (13'3" x 14'1") and is adaptable and could be used as home office with power and light. UPVC double glazed patio doors opening out onto attractive countryside beyond. Wood panelled ceiling. Fully skimmed walls. Vinyl laid flooring. Internal door leads through into a good sized 1.5 sized garage (15'3" x 14'11") with aluminium up and over door. Two UPVC double glazed windows to rear and side elevation. Power and light. Wood clad ceiling. LED spotlighting. Sat on a concrete base.

Detached Outbuilding/Home Office

Set within the heart of the plot is a detached outbuilding of timber construction that is currently in use as a pool house to the main dwelling. It could easily be adapted to suit a wide variety of uses (subject to the necessary planning consents). Benefiting from three door run of bi-folding to front elevation and four door run to the side elevation with both power and light throughout and offering access to the pretty courtyard garden with built over pergola.

Detached Pool Room & Shower

Detached outbuilding that is currently in use as shower facility and changing area for hot tub with composite inset front door and inset double glazed windows with access to a shower facility with walk in shower cubicle electric shower and WC.

Gardens & Grounds

The property is situated in circa. 0.8 acres of attractive gardens and grounds accessed via a sliding electric gate to a private courtyard and driveway perception. The gardens are split into attractive areas with the top side laid to patio slab with an inset Pergola and a 'Monalisa' four person jacuzzi made private via a high level walls and shrubbery throughout. As you walk further down the garden to a block paviour forecourt, adolescent raised beds and a lawned parcels you reach an outside garden kitchen with inset sink and drainer and space for BBQ with a built in pergola. Situated off the inset detached outbuilding there is a further large parcel of flat and private lawn adjacent to the sweeping driveway which leads to the forecourt parking to the front of the main dwelling. The immediate gardens to the property are mainly laid to slate patio slabs and benefit a raised patio offering access to a gym and red brick privacy wall as well as access to the external bar area. Glazed balustrade walls access privacy by flanked adolescent trees with a block paver pathway leading down to the front door.

Services

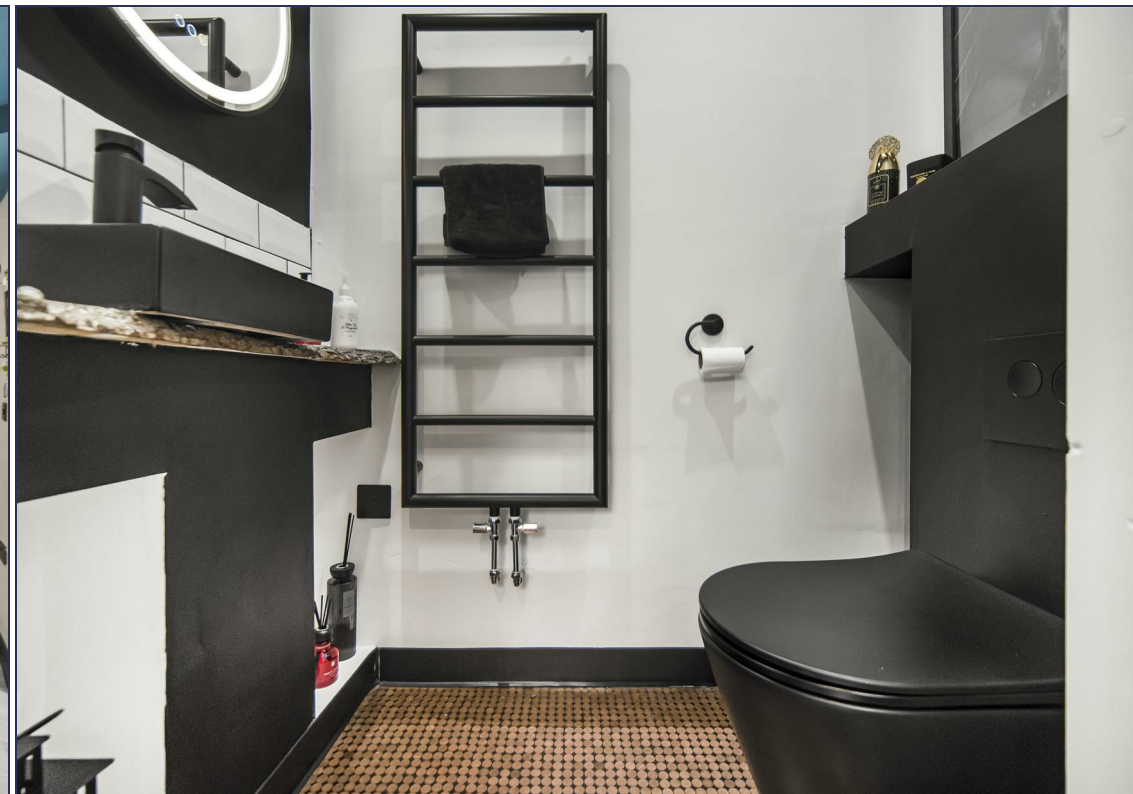
Electric heating and hot water system with two boilers and pressurised cylinder. Septic tank drainage. Mains water and electric. No gas.

Directions

Traveling from our offices at 65 High Street, go east on the A48 towards Bonvilston and St Nicholas. Go through the village of Bonvilston and at the crossroads at Sycamore Cross, turn right and travel along the new A4226. Travel along this road for approximately 2 miles and take the second junction right marked Moulton. Travel along the old Five Mile Lane road and turn right signposted Three Horse Shoes Country Inn. Go past the pub on your right hand side. Bear right and take this lane for approximately 2 miles and just as you pass a hamlet of barn conversions on your right, keep going until you reach a small hamlet of four houses on your right. Woodlands is the first property on your right with a Harris & Birt board outside. If you reach the village of Llancarfan you have gone too far.











GROSS INTERNAL AREA
FLOOR 1: 2,406 sq. ft, FLOOR 2: 1,411 sq. ft.
TOTAL: 3,817 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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

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

