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New Beaupre House

St Hilary, Cowbridge, CF71 7DP

Price £2,200,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market this magnificent Grade II listed, 6 bedrooomed, Georgian family home of outstanding proportions spanning to circa 7,400 sq/ft. The property was built in the 1820s for Daniel Jones, a lawyer and philanthropist of Llantwit Major, and the founder of Cardiff Royal Infirmary. Richard Basset soon took up residence in New Beaupre, the house built by Daniel Jones a short distance from the old ancestral mansion. During the First World War the house was used as a Red Cross convalescent hospital and was completed renovated and re-modernised by the current vendors in the early 1980s to create the home that you see today.

The accommodation is found in excellent condition, and briefly comprises; private entrance to open courtyard, including wine store, storage room and boiler/plant room. Doorway leads to entrance hall, WC, drawing room/dining room, kitchen/breakfast room/morning room, living room, rear hall, laundry room, library, sitting room, inner hall, WC two, utility and access to a separate annexe accommodation comprising, en suite bedroom, hallway and sizeable open plan living/dining room. There are two stairways that lead up to the first floor comprising five bedrooms, four en suite as well as a family bathroom. Stairway leads up to a further attic space to the second floor.

The property is set within grounds extending to approximately 3.43 acres and enjoying the most private and peaceful location with wonderful views into the surrounding landscape. The gardens to rear benefit from a ha-ha which provides uninterrupted views across the countryside beyond. There is an attractive cottage style garden to side elevation, car port with gated off road parking, sweeping driveway and further area for parking laid to tarmacadam, as well as mature trees to front elevation. The front benefits from storage sheds and greenhouse.

- Exceptional Grade II listed Georgian residence
- Six bedrooms, six bathrooms and seven reception rooms
- Situated in a private and secluded location on the outskirts of St Hilary
- Immaculate gardens and surrounding grounds extending to approximately 3.43 acres
- Spanning to over 7,000 sq/ft
- Triple garage and range of outbuildings
- Guest annexe including large living room, double bedroom and en-suite
- High quality fixtures and appointments throughout, including Adam Elliot kitchen

Location

St Hilary is a deservedly popular village comprising mostly individual detached houses grouped around the ancient Parish Church of St Hilary, the thatched Bush Inn and the Village Hall. The village roads tend to be narrow and winding which adds to the character of this delightful village. St Hilary is situated in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles to the south whilst enjoying easy access to the main road network, particularly the A48 and M4, bringing major centres including the capital city of Cardiff within comfortable commuting distance. We would recommend that you go online to the St Hilary Community Website to get a fuller picture of what the village can offer. The market town of Cowbridge offers its extensive range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local including Waitrose, a library, a health centre, sports and recreational facilities including a leisure centre, and an extensive range of sports clubs.

Accommodation

Ground Floor

Entrance Hall 17'5" x 18'4" (max) (5.31m x 5.59m (max))

Entered from internal courtyard into half glazed wooden double doors that open through into grand entrance vestibule. Galleried landing and quarter turn staircase leading up to first floor landing. Doorway opens into downstairs WC behind wood panelled stairwell. Fully skimmed walls. Intricately coved ceiling. Inset ceiling roses. Period glazed double doors open out onto attractive rear gardens enjoying the most delightful views across open entrance hallway with original inset shutters. Range of fitted radiators behind decorative radiator covers. Flagstone laid flooring.

WC/Cloakroom

Two piece suite in white comprising low level dual flush WC. Wall hung wash hand basin by Roca with chrome mixer tap. Mosaic tiled floor. Wooden glazed window to front elevation. Inset ceiling spotlighting. Wall mounted heated radiator.

Kitchen/Breakfast Room 22' x 17'1" (6.71m x 5.21m)

Truly wonderful 'heart of the home' central kitchen/breakfast room that is semi-open plan through into a capacious morning room with a range of fitted shaker style wall and base units in a bespoke finish by Adam Elliot. Set under and over quartz work surfaces with an fitted island. Neff two ring induction hob. Overhanging breakfast bar set into a quartz worksurface to match. To include inset tall larder cupboard. Integrated American style fridge. Open shelving and fitted corner window seating. Underset Baumatic electric fan oven. Integrated Bosch dishwasher behind matching decor panel. Porcelain inset double sink and drainer with swan neck mixer tap and inset Quooker boiling hot water tap facility. Free standing Aga in a cream palate with two hot plates and warmer facility. Further range of fitted wall and base units. Two oversized sash picture windows overlooking through into the courtyard. Skimmed walls and ceilings. Intricate coving. Fitted spotlights. Two attractive pendant downlights. Wood block flooring. Fitted radiator. Opens through into;

Morning Room 20'10" x 20'1" (6.35m x 6.12m)

An adaptable space with wooden glazed bay to the rear enjoying those wonderful views across open countryside beyond. Original fireplace built in hearth and surround with a slate laid hearth. Fitted picture rail. Intricate coving. Matching wooden flooring. Range of radiators set behind decorative radiator panels. Storage set into curved alcoves either side of chimney breast. Inset wall lights.

Drawing/Dining Room 21' x 20'1" (drawing room) 16'10" x 22'11" (dining (6.40m x 6.12m (drawing room) 5.13m x 6.99m (dining)

An attractive double fronted drawing/dining room with wooden glazed bay fronted window to rear elevation enjoying those fantastic views. Further bay fronted picture window to front elevation. Drawing Room offers attractive feature open fireplace with ornate grate and surround set on a flagstone laid hearth. Fitted dado rail. Papered walls. Intricately coved ceiling. Fitted carpet. Radiator behind decorative radiator covers. Semi-open plan to dining room with an attractive feature fireplace. Further skimmed walls. Coved and skimmed ceiling. Fitted carpet. Range of radiators behind radiator covers. Shelving.

Rear Hall

Rear hall offers access to side cottage style walled garden with wooden glazed door offering access out as well as access across the rear staircase. Straight laid to carpet. Good ceiling height. Skimmed walls. Coved and skimmed ceiling. Herringbone wood block flooring. Radiator behind decorative radiator cover. Range of wall lights. Doorway opens through into;

Living Room 18'5" x 20'2" (5.61m x 6.15m)

Accessed from rear hall. Wooden double glazed bay window to rear elevation enjoying those fantastic

views across the open countryside beyond. Floor to ceiling picture windows as well as separate natural light via a wooden glazed window to side elevation overlooking the walled garden. Papered walls. Coved and skimmed ceiling. Fitted carpet. Open coal effect fireplace sat with a marble surround and mantel and a slate laid hearth. Inset radiators behind matching decor covers. Built in Welsh dresser offering ample storage with further built in shelving to chimney alcove.

Utility Room 9'4" x 11'9" (2.84m x 3.58m)

Range of fitted wall and base units with inset sink and drainer. Window to side elevation overlooking walled garden. Plenty of space for utilities.

Library 9'4" x 11'9" (2.84m x 3.58m)

Access from the other side of the rear hall built with open shelving throughout. Skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Wood block flooring. Pretty feature picture stone wall. Open plan access into the sizeable reception room. Radiator behind decorative radiator cover.

Sitting Room 18'9" x 17'8" (5.72m x 5.38m)

Vaulted ceiling reception room with range of exposed A frames. Free standing Contura barrel log burning stove set on a slate laid hearth. Range of inset Velux windows to both elevations. Wooden double glazed windows dual elevation. Oversized wooden half glazed doors open out onto both courtyards allowing plenty of natural light. Doorway access through into;

Rear Porch

Excellent shoe and cloak storage housing alarm panel with half wood boarded walls. Further papered walls and skimmed ceiling. Flagstone laid hearth. Lugged and braced door opens through into WC/cloaks.

WC/Cloaks

Two piece suite in white comprising low level WC and pedestal wash hand basin. Wood panelled walls. Further wall and skimmed ceiling. Wooden opaque glazed window to front elevation. Flagstone laid flooring.

Laundry Room 7'9" x 10'2" (2.36m x 3.10m)

Good sized utility room. Good ceiling height as well as a Velux window to eaves. Wooden glazed window looking into front courtyard. Range of shaker style fitted wall and base units. Quartz worksurface and matching upstands. China Belfast sink with space for up and over washing machine and tumble dryer. Fully skimmed walls. Fitted double radiator. Flagstone laid flooring.

Annexe

Accessed via a lugged and braced door from the reception room to a one bedroom annexe style unit providing accommodation comprising

Inner Hall

Double bedroom and open plan living/dining room. Wooden glazed window overlooking garden to rear. Skimmed walls and ceiling. Brass downlighters. Open double cupboard housing hot water pressurised cylinder, open shelving and airing cupboard. Fitted radiator. Limestone effect tiled flooring. Doorway opens through into bedroom six.

Suite Bedroom Six 10'3" x 9'4" (3.12m x 2.84m)

An excellent sized double bedroom with high level wooden glazed window to front elevation. Attractive papered walls. Skimmed ceiling. Matching limestone tiled flooring. Fitted double radiator. Doorway opens through into;

Suite Bathroom Six

Three piece suite comprising oversized walk in shower cubicle with integrated chrome shower and rainfall shower head attachment. Travertine style tiled splashbacks throughout and matching tiled floors. Low level dual flush WC. Wash hand basin with chrome mixer tap set into an oak style wall hung vanity unit. High level wooden opaque glazed window. Wall mounted heated towel rail.

Living/Dining Room 29'11" x 13'9" (9.12m x 4.19m)

Attractive feature fireplace with a built out chimney to include a 'Hwam' barrel log burning stove set on a flagstone laid hearth with skimmed walls and ceilings. Matching limestone effect travertine patio flooring. Range of fitted double glazed wooden windows to rear elevations with half glazed patio doors opening out onto the cottage garden. Half vaulted ceilings with signs of exposed beam work. Fitted radiator.

First Floor

Open Galleried Landing

Access via full turn staircase to open gallery landing. Inset lead lined window to front elevation. High ceilings with inset intricate coving and ceiling roses. Fitted carpet. Ornate coved arches give access to all first floor rooms.

Master Suite Bedroom One 27'5" x 16'1" (8.36m x 4.90m)

An excellent sized double bedroom with a range of wooden panelled windows with original inset shutters enjoying that fantastic view. Papered walls. Coved and skimmed ceiling with LED spotlighting. Feature open fireplace. Fitted radiators behind decorative radiator covers. Built in storage cupboard.

Walk-In Wardrobe

Good sized walk in wardrobes. Skimmed walls and ceilings. Open shelving with plenty of space for shoes and cloaks. Range of fitted spotlights. Fitted carpet.

Dressing Room

Good sized dressing room. Accessed via door from main bedroom. Six door run of floor to ceiling fitted wardrobes. Coved and skimmed ceiling. Inset spotlighting. Fitted double radiator. Opens through into master suite bathroom one.

Master Suite Bathroom One 20'4" x 16'6" (6.20m x 5.03m)

Four piece suite in white comprising wood panelled bath with chrome integrated tap and bath by Kaledwei. Inset shower cubicle with inset shower and shower head attachment behind a glazed and chrome shower screen. Low level hidden cistern WC. His & Hers wash hand basin set into attractive double vanity unit with quartz worksurface. Eye level vanity unit to include double mirror. Fitted dressing table with LED spotlighting with window seat. Double glazed sash window to rear elevation. Half wood panelled walls and quartz splashbacks. Coved and skimmed ceiling with LED spotlighting. Fitted carpet. Fitted radiator behind decorative radiator panel.

Suite Bedroom Two 16'8" x 16'1" (5.08m x 4.90m)

An excellent sized double bedroom to the rear elevation. Wooden sash window and original shutters. Papered walls. Coved and skimmed ceiling with LED spotlighting. Range of fitted wardrobes. Traditional style radiator. Fitted carpet. Attractive window seat. Doorway leads through into suite bathroom two.

Suite Bathroom Two

Three piece suite comprising inset shower cubicle with integrated shower and shower head attachment behind a glazed and chrome shower screen. Low level hidden cistern WC and wash hand basin set into a tiled worksurface and under-set vanity unit. Half wood panelled walls. Skimmed walls and ceiling with inset LED spotlighting. Fitted carpet. Wall mounted heated towel rail.

Suite Bedroom Three 17'5" x 17'1" (5.31m x 5.21m)

Another excellent sized double bedroom with wooden sash window to front elevation with original shutters. Good ceiling height. Skimmed walls. Coved and skimmed ceiling with inset LED spotlighting. Fitted carpet. Traditional fitted radiator. Original window seat. Fully range of fitted wardrobes with seven door run of floor to ceiling doors. Separate fitted wardrobe to side. Doorway through into suite bathroom three.

Suite Bathroom Three

Three piece suite in white comprising shower cubicle with integrated chrome shower and shower head attachment. Heritage wash hand basin set into a pine vanity unit. Low level hidden cistern WC. Wooden glazed window to side elevation. Wall mounted heated towel rail. Fully skimmed walls and tiled splashbacks. LED spotlighting.

Suite Bedroom Four 17'7" x 15'4" (5.36m x 4.67m)

Fourth double bedroom with wooden sash window to side elevation. Further natural light via a wooden sash window to front elevation. Fully skimmed walls. Coved and skimmed ceiling with inset LED spotlighting. Fitted carpet, Radiator. Range of fitted bedroom furniture. Doorway opens through into suite bathroom four.

Suite Bathroom Four

Wood panelled bath with chrome mixer tap and shower head fitment. Low level WC and wash hand basin set into a quartz worksurface and matching upstand with vanity unit under-set. Eyeline mirror front vanity unit. Fully skimmed walls and ceiling with LED spotlighting. Wall hung chrome heated towel rail. Traditional fitted radiator housed to wall.

Bedroom Five 11'3" x 11'9" (3.43m x 3.58m)

Another double bedroom with excellent ceiling height. Wooden sash window to front elevation with original shutters and inset window seat overlooking the attractive woodland beyond. Skimmed walls. Coved and skimmed ceiling with inset LED spotlighting. Fitted carpet. Built in bedroom storage with open shelving. Fitted double radiator.





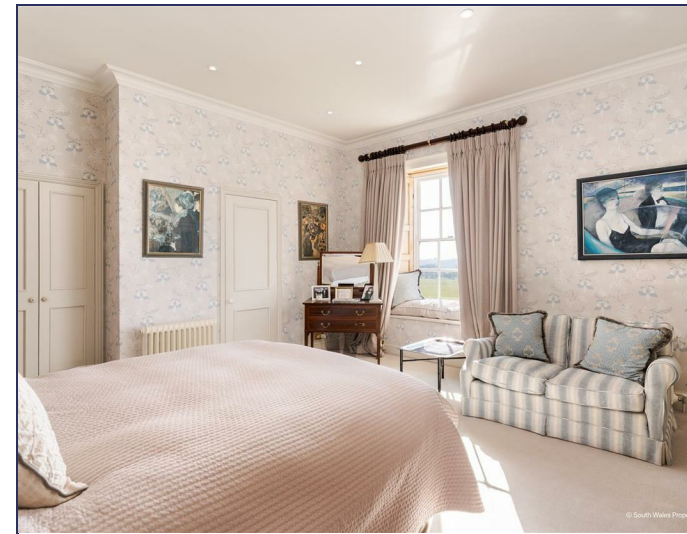






FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 4520 sq ft, FLOOR 2: 2640 sq ft, FLOOR 3: 250 sq ft
 EXCLUDED AREAS: PORCH: 108 sq ft, PATIO: 974 sq ft
 TOTAL: 7410 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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