Great House

Treoes, CF35 5DH

Price £775,000

HARRIS & BIRT

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An imposing period home reflecting its essential character by balancing period features with modern appointments. This is a substantial house with four large living rooms, sizeable kitchen/breakfast room, cloakroom and utility room on the ground floor and an impressive vaulted ceiling master bedroom with dressing room and en suite, a further five double bedrooms and three bathrooms on the first floor together with two staircases. The property enjoys the advantage of full mains gas fired central heating and is double glazed in keeping with the character of the house. Mature gardens are bounded by a stone wall and include south facing lawned garden, rose garden with box hedging and tucked away flagstone courtyard. There is plenty of parking in the driveway and a detached garage.

The property is located in the heart of the village of Treoes in the Vale of Glamorgan and within an excellent school catchment for Cowbridge Comprehensive School and Llangan Primary School. Treoes offers all the benefits of village life on your doorstep. Within short walking distance of village facilities, including an active village hall, village green/playing field, the well regarded Star Inn and the recently renovated Saron Chapel (1831) funded by local residents. Easy access to the A48 and M4 (Junction 35) brings major centres within easy commuting distance, including the capital city of Cardiff, Bridgend, Llantrisant, Swansea etc. The fashionable market town of Cowbridge, with its range of local shopping and facilities, is less than 5 miles away.

- Imposing Period House
- Six Double Bedrooms
- Sigma 3 Fitted Kitchen
- Detached Garage
- Cowbridge School Catchment
- Abundance of Character Features Throughout
- Four Large Reception Rooms
- Generous Wrap Around Gardens
- Central Village Location
- EPC Rating: E

Accommdation

Ground Floor

Entrance Porch
Open fronted. Flagstone floor. Pitched slate roof.

Hall 5'2 x 8'5 (1.57m x 2.57m)
Storm doorway from entrance porch. Flagstone floor. Straight stairway to first floor. Understairs storage. Radiator. Ceiling spotlights.

Sitting Room 10'8 x18'7 (3.25m x5.66m)
A through room with views over both front and rear garden. Two wall light points. Masport Klondike potbellied wood burning stove set on flagstone hearth in deep wide fireplace. Recess with shelving and cupboard. Fitted carpet. Radiator. Door to morning room.

Morning Room 17'0 x 17'6 (5.18m x 5.33m)
Views over the front garden and glazed front doors lead out to the rear garden. Wall to wall floor to ceiling run of cupboards set into recess. Glass fronted cast iron wood burning stove set on quarry tiled hearth in recessed stone lined fireplace. Fitted carpet. Radiator.

Living Room 23'1 x 18'6 (7.04m x 5.64m)
Beautifully proportioned principal reception room enjoying views over the front garden via two large windows with deep sills. Beamed ceiling. Four wall light points. Part flagstone floor. Large (5' x 5') deep fire place with cast iron wood burning stove set on flagstone hearth. Several recesses in walls one with range of flush fitted cupboards. Fitted carpet. Radiators.

Rear Hall 7'0 x 19'8 (2.13m x 5.99m)
Just a step down and open plan to the dining room. Flagstone floor. Glazed storm doorway leading out to driveway. Monopitched roof with Velux window. Radiator. Ceiling light.

Cloakroom 5'5 x 7'5 (1.65m x 2.26m)
Suite in white comprising low level WC with wash hand basin and tiled splashback. Window to side. Quarry tiled floor. Inner compartment with coat hanging space. Ideal Mexico Super mains gas fired boiler which heats the central heating system and domestic hot water supply. Pendant ceiling lights.

Dining Room 22'9 x 15'4 (6.93m x 4.67m)
Another impressively proportioned reception room. Windows at either end. Beamed ceiling. Inset ceiling lighting. Tile lined fireplace (4'6" x 4'3") with Jotul cast iron wood burning stove set on tiled hearth. Doorway to second staircase to first floor. Large understairs storage cupboard. Flagstone floor. Radiator. Central pendant ceiling light and ceiling spotlights. Doorway to kitchen.

Kitchen/Breakfast Room 16'8 x 15'11 (5.08m x 4.85m)
Well fitted with an extensive range of matching wall and base units by Sigma 3 finished in country cream with granite work surfaces. Features include Franke 1.5 bowl stainless steel sink unit with grooved drainer. Built under Miele dishwasher with decor panel. Gas fired aga finished in claret with splashback of individual tiles, range of cupboards including tall cupboards, corner display, illuminated wall cupboard etc. Plenty of space for breakfast table and chairs. Beamed ceiling with inset ceiling lighting. Tiled floor. Two windows overlooking rear garden. Two further windows overlooking approach to house. Radiator. Door to utility room.

Utility Room 8'5 x 15'11 (2.57m x 4.85m)
Tiled floor to match kitchen. Range of cream coloured units with white work surfaces. Space and plumbing for washing machine and space for tumble dryer. Tall cupboard. Shelved recess. Plenty of space for fridge/freezer etc. Window to side. Half glazed doorway to rear garden. Ceiling light.

First Floor

Main Landing 50'6 x 3'0 (15.39m x 0.91m)
Straight stairway from reception hall. Two windows overlooking rear garden. Four wall light points. Airing cupboard with hot water cylinder. Two loft access hatches. Fitted carpet. Radiator.

Bedroom Four 13'3 x 10'10 (4.04m x 3.30m)
Window to front. Decorative open fireplace with surround. Fitted carpet. Pendant ceiling light. Radiator.

Bedroom Five 10'11 x 14'1 (3.33m x 4.29m)

Bathroom Three 10'9 x 6'5 (3.28m x 1.96m)
Oversized curved Daryl shower cubicle fitted with Trevi shower. Suite in white comprising low level WC and pedestal wash hand basin. Inset ceiling lighting. Extractor. Boarded floor. Views over rear garden. Heated towel rail.

Bathroom Two 10'0 x 15'2 (3.05m x 4.62m)
Oversized Daryl shower cubicle fitted with Trevi shower. Suite in white comprising low level WC, pedestal wash hand basin and step up to panelled bath. Tiled recess. Tiled splashback. Inset ceiling lighting. Extractor. Views over front garden. Wood effect flooring. Radiator. Ceiling spotlights.

Bedroom Six 8'10 x 15'2 (2.69m x 4.62m)
Window to front overlooking pretty front gardens. Fitted carpet. Pendant ceiling light. Radiator.

Bedroom Two 14'8 x 15'8 (4.47m x 4.78m)
Window to front overlooking the rear. Boarded floor. Radiator. Pendant ceiling light.

Bedroom Three 10'11 x 15'2 (3.33m x 4.62m)
Window to front overlooking pretty front gardens. Fitted carpet. Pendant ceiling light. Radiator.

Rear Landing 7'9 x 16'4 (2.36m x 4.98m)
Measurements include the stairwell to the second staircase which effectively serves the master suite although there is access to the rear landing room directly from the main landing. Beamed ceiling. Two windows to side. Two large double recessed floor to ceiling doors to cupboard. Fitted carpet. Radiator. Pendant ceiling lights.

Master Bedroom 15'8 x 16'1 (4.78m x 4.90m)
14'6" high pitched and beamed ceiling with high set window and velux roof light. Colour washed stone walls. Window overlooking rear garden. 7 door run of high fitted wardrobes. Fitted carpet. Radiator. Central pendant ceiling light. Door to dressing room.

Master Dressing Room 4'4 x 6'0 (1.32m x 1.83m)
Measurements include two double floor to ceiling wall to wall fitted wardrobes. Window to side. Extractor. Loft access hatch. Ceiling spotlight.

Master En Suite 6'9 x 9'9 (2.06m x 2.97m)
Large walk in Daryl shower cubicle. Sotini suite in cream comprising low level WC and wash hand basin set into vanitory unit with cupboard under and mirror above flanked by cupboards with pelmet lighting. Window overlooking rear garden. Wood effect flooring. Radiator. Ceiling spotlight.

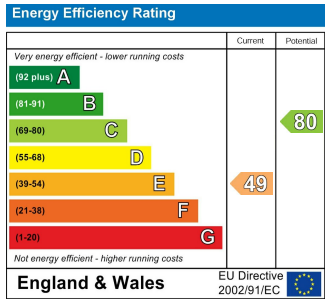
Outside
Stone wall to front garden with wrought iron double gates leading to pea gravel pathway flanked by beech hedges with mature pines either side of the gateway and leading to paving to the front door. Stone wall to side garden with raised rose beds and box hedges with pea gravel and flagstone pathway. Paved terrace across the front of the property and large lawned garden with stone wall around and mature trees at the bottom of the garden and mature shrubbery borders. Open fronted gazebo to sit and enjoy this lovely garden. 6.6ft modern wooden garden shed to front garden. Flagstone pathway gently curves around the side of the property with beds either side and leads through a shrubbery border to the rear where there is a sizeable flagstone courtyard leading to the back door. Topiary archway leads through to a split level sitting area laid to flagstone with stone walls and featuring the original outside steps to the first floor of the granary. Useful monopitched garden shed finished in stone. Stone-bricked ornamental raised garden pond to rear patio/garden approx. 8 x 6 x 2.6 ft h. Stone wall to rear to driveway laid to pea gravel with parking for four to five cars and leading to the detached garage (21'9" x 9'6") with roller shutter door and electric light, power and water. Side window.

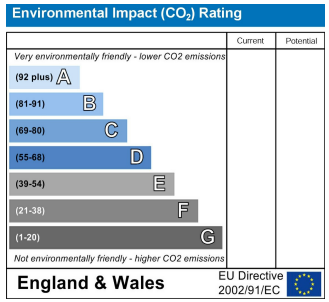
Services
Mains water, electricity and drainage. Central heating by mains gas via boiler housed to cloakroom. Double glazing throughout.

Directions
From our offices at 65 High Street, turn right and proceed down the High street and up onto the A48 towards Bridgend. Continue for around 3 miles until you come to the top of Crack Hill and move across into the central filter lane and turn right signposted Treoes. Follow the country road into the village and pass the Star Inn on your left hand side. As the road bends around to the right, Great House is on the corner on your left hand side with a driveway entrance just past the house.

GROSS INTERNAL AREA
FLOOR 1: 2060 sq.ft, FLOOR 2: 1932 sq.ft
TOTAL: 3992 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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