2 Cwrt Llanfleiddan

Llanblethian, Cowbridge, CF71 7JZ

Price £1,475,000

HARRIS & BIRT

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An extraordinary architect-designed residence of exceptional quality, this remarkable home, conceived by acclaimed award-winning architect Chris Loyn, represents a rare opportunity to acquire one of the Vale of Glamorgan's most distinctive village homes. Occupying an exclusive corner plot of approximately 0.25 acres in the heart of the highly coveted village of Llanblethian, the property enjoys complete privacy within beautifully landscaped gardens while commanding breathtaking, uninterrupted views across rolling open countryside. This idyllic setting provides an ever-changing natural backdrop, where an abundance of wildlife enhances the tranquillity and beauty of the surroundings throughout the seasons.

Masterfully designed to honour its heritage as former stone barns, the architecture is both timeless and striking. Dramatic vaulted ceilings, carefully framed internal glazing, and a distinctive limewashed exterior pay elegant tribute to the site's rural origins, while sophisticated contemporary design and meticulous craftsmanship create a home of enduring style and uncompromising luxury.

Every element of the interior has been thoughtfully curated to maximise natural light, celebrate the spectacular landscape and provide an effortless flow between living spaces. The heart of the home is an outstanding open-plan kitchen, dining and living space—a truly spectacular environment for both refined entertaining and relaxed family life. Beautifully appointed with premium Miele appliances, a Quooker boiling water tap and bespoke finishes throughout, this space seamlessly connects with the gardens and countryside beyond, blurring the boundaries between inside and out.

- Sold With No Onward Chain
- Open Plan Living Throughout Situated Around A Central Stair Atrium
- Set In The Heart of Llanblethian
- Circa 4,500 sq/ft
- Designed by Award Winning Architect, Chris Loyn
- Landscaped Gardens and Grounds of Circa 0.24 Acres
- Excellent Location for School Catchment
- EPC: D

Summary

Occupied by original owner who commissioned the build on the site of the Cowsheds attached to Llanblethian Farm. The accommodation extends to five beautifully proportioned bedrooms and three exquisitely finished bathrooms, offering exceptional comfort for both family living and visiting guests. A series of elegant reception rooms provides versatility and intimacy, including a sophisticated sitting room that offers a peaceful retreat for quieter evenings. Completing the home are a striking entrance vestibule with cloakroom, a well-equipped utility room and an integrated garage with an electric up-and-over door, ensuring practicality is delivered with the same attention to detail as the living spaces.

Llanblethian is rightly regarded as one of the Vale of Glamorgan's most prestigious and desirable villages, offering an enviable lifestyle that combines rural serenity with exceptional convenience. The charming market town of Cowbridge is just a short stroll away, renowned for its outstanding schools, independent boutiques, acclaimed restaurants, cafés and extensive leisure facilities. From championship golf courses and sporting clubs to the spectacular Heritage Coast just moments away, the location offers an exceptional quality of life in one of South Wales' most sought-after settings.

A home of remarkable architectural pedigree, uncompromising craftsmanship and exceptional setting, this is a residence that effortlessly combines understated elegance with contemporary luxury, creating an extraordinary country home unlike any other

Accommodation

Ground Floor

Entrance Hall 7'11" x 10'4" (2.41m x 3.15m)

Entered via composite gloss black front door with inset opaque glazed vision panels. Attractive double glazed picture window to side elevation with inset roller blind. Skimmed walls and ceiling. Limestone tiled flooring. Plenty of space for shoes and cloaks. Internal wooden glazed window and wooden door leading through into lobby hall. Oak door into WC.

WC

Two piece suite in white comprising low level dual flush WC and modern wash hand basin by 'Villeroy & Boch' with chrome mixer tap. Limestone tiled flooring. Fully tiled walls. Skimmed ceiling. Powder coated aluminium double glazed window to the rear elevation.

Central Atrium 23'8" x 21'11" (7.21m x 6.68m)

An attractive and expansive stair hall, situated into a central atrium to the centre of the dwelling. Semi open plan to living/dining room and drawing room. Skimmed walls and ceiling with LED spotlighting. Continuation of limestone tiled flooring. Good sized understairs storage cupboard. Access to full turn staircase leading to first floor landing. Oak double doors lead through into;

Living Room 21'9" x 15'11" (6.63m x 4.85m)

A good sized secondary reception space with large powder coated aluminium double glazed windows to side elevation. Electric pebble effect fire sat on a marble laid hearth with oak surround. Skimmed walls with chrome drop down lights. Fitted carpet flooring. Underfloor heating control housed to wal.

Family/Dining Room 18'7" x 30'5" (5.66m x 9.27m)

Open plan, spacious family room to the Southern elevation. Feature A-frame window enjoying fantastic views across open countryside beyond. Inset aluminium powder coated double glazed four door run of bi-folding door opens out onto rear garden. Patio doors open out to side terrace. Skimmed walls and ceiling with inset chandelier and inset spotlighting. Limestone flooring throughout. Wonderful views into the curved central atrium and staircase. Semi open plan through into kitchen/dinning/living area. Double height to living space.

Kitchen/Dining/Living Area 17'5" x 25'2" (5.31m x 7.67m)

Comprehensively fitted German designed and engineered 'Rational' kitchen with a wonderful range of fitted wall and base units set under and over Dekton work surfaces. Features to include integrated American style fridge/freezer set into an attractive wall unit, with water and ice features. Integrated Miele double oven with combi microwave and integrated coffee machine. Inset flush fronted sink and grooved drainer with Quooker instant hot water tap and Insinkerator waste disposal. Miele induction hob with side warming plate. Ample other cupboards offering plenty of storage. The fitted island houses the induction unit. Undercounter lighting throughout. Attractive splash backs. Over head extractor hood with LED spot lighting. Floor to ceiling run of fitted powder coated aluminium double glazed windows and bi-folding doors which span the full width of the property. There is also a fully glazed two door run of sliding powder coated aluminium doors which lead onto side terrace. Continuation of limestone tiled flooring. Chrome LED spotlighting throughout. Oak door leads through into;

Utility Room 6'8" x 17'6" (2.03m x 5.33m)

Further range of fitted wall and base units with integrated composite sink and drainer with mixer tap. Space for washing machine an tumble dryer. Fully skimmed walls and ceiling. Chrome LED spotlighting. Matching tiled flooring. Powder coated double glazed aluminium window to side elevation. Composite side door opens out to side patio. Access to integral garage.

First Floor

Landing

Accessed via full turn curved staircase to galleried landing with a range of oversized Velux windows over looking the family/kitchen/dining room providing a real focal point to the house. Fitted carpet. Skimmed walls and ceiling. Inset chrome wall lighting. Cupboard housing pressurized water cylinder. Fitted radiator. Wooden glazed door set through, allowing privacy into bedrooms two, three and four.

Suite Bedroom One 13'4" x 20' (4.06m x 6.10m)

Excellent sized double bedroom. Two powder coated aluminium double glazed windows to the front and side elevation with a range run of floor to ceiling internal

windows which overlook gallery landing. Fitted carpet flooring. Skimmed walls and ceiling. Radiator. Archway leading through ;

Suite Bathroom One

Three piece suite in white comprising oversized walk in shower cubicle with curved chrome glazed shower splashbacks and integrated chrome shower and shower head attachments. Twin wash hand basin with chrome mixer taps, Low level dual flush WC. Fully tiled walls and flooring. Fitted radiator wall sized fitted towel rail. Chrome LED spotlighting.

Suite Bedroom Two 18'6" x 11'11" (5.64m x 3.63m)

Good sized double bedroom with attractive L shaped corner window overlooking the courtyard. Fully skimmed walls and ceiling. Fitted carpet. Fitted radiator. Built in fitted wardrobes. Doorway offers access into;

Suite Bathroom Two

Panelled bath with integrated mixer tap and integrated 'Grohe' shower and separate shower head fitment. Low level dual flush WC and oversized wash hand basin with underset vanity unit. Wall hung mirror fronted vanity unit with LED downlighting Fully tiled walls. Spotlighting. Tiled walls. range of opaque glazed windows to rear and side elevation.

Bedroom Three 13'3" x 12'10" (4.04m x 3.91m)

Currently being used as a dressing room, however a good sized double bedroom with powder coated patio doors leading out onto rear terrace which steps down onto rear garden. Skimmed walls and ceiling. Fitted carpet and radiator. Currently housing fitted wardrobes which will remain in situ.

Bedroom Four 11' x 17'4" (3.35m x 5.28m)

Currently being used as a study with range of fitted Velux windows allowing natural light to flood in. Fully skimmed walls and ceilings. Fitted carpet. Fitted radiator. Full with run of fitted storage behind glazed wardrobe doors. Plumbed in for washing machine and tumble dryer.

Second Floor

Landing

Access via staircase from landing to excellent sized second floor space. Inset double glazed windows overlooking central atrium. Attractive reception landing with good sized eaves storage space. Housing futon bed but could be used as a study. Skimmed walls. LED spotlighting. Communicating door to all second floor rooms.

Bedroom Five 18'6" x 14'3" (5.64m x 4.34m)

Double bedroom with range of fitted wardrobes and Velux windows. Attractive glazed arrow slit window. providing further natural light. Skimmed walls and ceiling. LED spotlighting. Fitted carpet. Fitted storage. Fitted radiator.

Bathroom Three

Fitted with electric underfloor heating provided by a warm up system form the landing with an attractive mood lit ceiling display inset into the ceiling. Shower provides wet room style curved walk in shower by 'Grohe'. Integrated shower control and separate shower head fitment with rainfall, jet and spray facilities. Fully tiled in wet room style. Free standing bath set on an oak raised pelmet by 'Villeroy and Boch', floor mounted chrome mixer tap and separate shower head attachment. Dual flush WC and oversized wall hung wash hand basin with chrome mixer tap. Curved wall hung vanity unit. Fully tiled walls. Tiled flooring. Natural light via double glazed Velux set into the south elevation. Window to side elevation.

Outside

Garage 19'10" x 17'4" (6.05m x 5.28m)

Electric up and over garage door and internal access via utility room. Good storage facilities via shelving and racking. Houses the two gas fired Valliant boilers to wall. Concrete floor. RCD fusebox housed to wall.

Gardens and Grounds

Situated in the south westerly corner of this former stone barn residential development and enclosed plot of about 0.25 Acres. The property is accessed via a stone pointed pillared entrance way that opens out onto a forecourt laid to block paviour via driveway with ample room for several cars and side access. Inset pillared storm porch leads to the front door. Pedestrian gated entrance leads to a useful external utility area to the northern boundary of the property. Further gated entrance to the eastern elevation which could be be used for multiple purposes. The main portion of the garden is to the south elevation which back onto open farm land beyond and made private via high hedgerows to all boundaries. Easy access from the principal reception rooms, and an attractive al fresco dining terrace with seating and dining area. Made private backing onto open countryside beyond.

Services & Tenure

All mains services connected. Gas fired central heating with underfloor heating throughout the ground floor. Radiators to first floor. We are advised the property is to be sold on a Freehold basis. Council Tax: Band I.

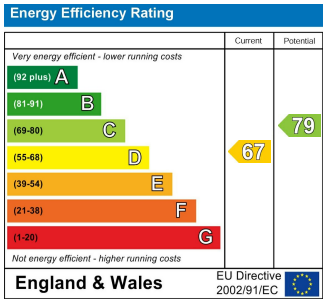
Directions

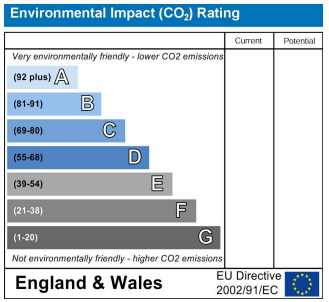
From our offices at 65 High street, travel east into Eastgate. At the traffic lights turn right into St Athan Road and immediately right again onto Broadway. Travel along Broadway passing Ysgol Iolo Morgannwg and continue down the hill into Llanblethian. Drive over the bridge where Cwrt Llanfleiddan will be immediately on your left hand side. 2 Cwrt Llanfleiddan is situated to the rear right hand side.

FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 2,166 sq.ft. FLOOR 2 1,286 sq.ft. FLOOR 3 632 sq.ft.
EXCLUDED AREAS : GARAGE 344 sq.ft. REDUCED HEADROOM 134 sq.ft.
TOTAL : 4,084 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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