



# Winchfield

Graig Penllyn, Cowbridge, CF71 7RT

Price £1,100,000

HARRIS & BIRT



An excellent opportunity to purchase this 'one of a kind', substantial detached property situated in a prominent position on the flat in the ever popular village of Graig Penllyn. The property spans over 5,500 sq/ft of floor space and is perfectly adaptable for multigenerational living and/or split residential and commercial usage (subject to the necessary permissions). The accommodation comprises; entrance hall, WC, study, sitting room, play room, kitchen/breakfast room, living room, dining room, inner hall, utility room, drawing room, shower room, boiler room, stair hall and rear porch to ground floor. Stairs lead up to four double bedrooms, family bathroom and master en suite to first floor, as well as a doorway to attic room.

From the Drawing Room is a sizeable two bedroom annexe which includes living room, sun room, kitchen/dining room, two double bedrooms and en suite bathroom. There is a good sized storage room adjacent to rear. The plot is sizeable and offers wrap around gardens with plenty of off road parking, mainly laid to lawn with patio laid parcels. The internal has been subject of much interior modernisation throughout.

Graig Penllyn has long been one of the most popular villages within the Vale of Glamorgan with a range of local facilities including; village pub, village hall, playing grounds and tennis court. The well regarded Primary School in Llangan is within walking distance and the property lies within the catchment area of Cowbridge Secondary School. There are more extensive facilities within the Market Town of Cowbridge within a short drive and these include a wide range of shops (both national and local), library, health centre, sporting and recreational facilities. An excellent local road network provides easy access of Cardiff, Bridgend, Newport and Barry.

- Imposing Detached Residence
- Four Bedroom Detached Dwelling
- Two Bedroom Annexe with Open Plan Living Room and Large Kitchen/Dining
- Newly Modernised and Renovated Throughout
- Over 5,500 sq/ft of Accommodation
- Multitude of Reception Rooms
- Prominent Position on the Flat in Graig Penllyn
- EPC: D

## Accommodation

### Ground Floor

#### Entrance Hall 12'8 x 6'10 (3.86m x 2.08m)

The property is entered via modern new composite front door with inset double glazed vision panel to open entrance hallway. Cupboard for shoes and cloaks storage. UPVC bowed window to front elevation set into a deep recess. Skimmed walls. Coved and skimmed ceiling. Tiled flooring. Oak door through into;

#### WC 5'10 x 5'0 (1.78m x 1.52m)

Two piece suite comprising low level dual flush hidden cistern, in a gloss dove grey, WC. Wall hung wash hand basin with underset matching vanity unit. PVC clad walls. UPVC double glazed opaque windows to side and front elevation. Skimmed ceiling. Tiled flooring. Wall hung heated towel rail in a matching dove grey finish. Cloak storage.

#### Study 13'2 x 5'8 (4.01m x 1.73m)

An adaptable space situated off the entrance hall with UPVC double glazed bowed window to front elevation. UPVC double glazed fixed pane window to front elevation. Skimmed walls. Coved and skimmed ceiling with inset chrome spotlighting. Wood effect flooring. Fitted radiator. Doorway opens through into sitting room.

#### Sitting Room 9'11 x 19'9 (3.02m x 6.02m)

An attractive room with excellent light levels including UPVC fully double glazed sliding patio doors that open out onto the rear garden. Further natural light via two UPVC double glazed windows to front and side elevations. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted double radiator. Doorway opens through into;

#### Play Room 9'11 x 10'3 (3.02m x 3.12m)

UPVC double glazed windows to side and rear elevations. Skimmed walls. Coved and skimmed ceiling. Fitted radiator. Wood effect flooring to match sitting room.

#### Kitchen/Breakfast Room 17'2 x 12'4 (5.23m x 3.76m)

Situated in the 'heart of the home' with a range of shaker style wall and base units sat under and over a granite effect worksurfaces. Features to include; Neff eyeline double oven with inset grill facility. Induction five ring hob with

overhead Frankie chimney extractor. Composite sink and drainer with chrome swan neck power mixer tap and separate tap fitment. Integrated Neff dishwasher behind matching decor panel. Space for American style fridge/freezer. Opaque glazed glass display cases. Underset pelmet lighting. UPVC double glazed window to side elevation. Fully tiled splashbacks. Further skimmed walls. Coved and skimmed ceiling. LED chrome spotlighting. Tiled flooring. Fitted radiator. Good sized pantry cupboard with open shelving. High level cupboard housing RCD fuse board. Communicating doorway into;

#### Living Room 13'1 x 22'5 (3.99m x 6.83m)

UPVC fully double glazed bowed window to rear elevation looking out over the pretty gardens and green beyond. Skimmed walls. Coved and skimmed ceiling. Wood effect fitted flooring. Fitted radiator.

#### Dining Room 14'2 x 9'8 (4.32m x 2.95m)

Situated off the kitchen/breakfast room. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator.

#### Inner Hallway 6'11 x 5'0 (2.11m x 1.52m)

Offering access through to utility and drawing room. Fully skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Wood effect flooring. Two door run of fully fitted, mirror fronted wardrobes housing excellent storage space. Communicating door to utility room.

#### Utility Room 23'9 x 14'0 (7.24m x 4.27m)

An excellent sized and adaptable space with its own private entrance door. UPVC half glazed pedestrian door situated from the inset inner porch. Two UPVC fully double glazed opaque windows to front elevation. PVC clad walls. Skimmed ceiling. Carpeted flooring. Range of fitted radiator. Space for a range of utilities as well as range of wall and base units with inset chrome sink and drainer with mixer tap.

#### Drawing Room 44'0 x 22'11 (13.41m x 6.99m )

An excellent space with a range of fitted wall lights. Skimmed walls. Clad ceiling. Fitted carpet. Range of fitted radiators. UPVC fully double glazed sliding doors offering access to a rear porch way. (The drawing room was formally an indoor swimming pool that has been filled in to create this sizeable space. However the swimming pool is in situ

and boarded over if a potential buyer wishes to use it.) Situated off the drawing room are;

#### Shower Room 8'6 x 9'2 (2.59m x 2.79m)

Modern fitted three piece suite comprising wet room style shower cubicle behind a glazed chrome shower screen, with wall hung jacuzzi shower and rainfall shower head attachment, as well as separate shower head fitment. Low level dual flush hidden cistern WC to match cloakroom. Wall hung wash hand basin with underset vanity unit with chrome waterfall mixer tap. Tiled splashbacks. Vinyl tile effect floor. UPVC double glazed opaque window to front elevation. Coved and skimmed ceiling. Inset LED spotlighting. Dove grey heated wall mounted towel rail.

#### Boiler Room 7'4 x 9'2 (2.24m x 2.79m )

Two oil fired central heating boilers and pressurised hot water cylinder. Skimmed walls and ceiling. Terracotta tiled flooring. UPVC double glazed opaque window to side elevation. External tap.

#### Rear Porch

UPVC construction with mono-pitched polycarbonate roof structure. Fitted carpet. UPVC fully glazed door offers access to rear.

#### Stair Hall 3'9 x 6'4 (1.14m x 1.93m)

Situated off the dining room. Attractive stair hall Fully skimmed walls. Coved and skimmed ceiling. Fully carpeted stairway leading up to first floor landing. Fitted carpet. Wood effect flooring housed to hall. UPVC composite half glazed pedestrian door opens into further rear porch.

#### Second Rear Porch

Fully tiled rear porch with UPVC fully glazed sliding patio doors leading out to rear garden. Fully tiled walls and floor. Range of aluminum glazed windows to either elevation. Textured finished ceiling.

#### First Floor

#### Landing 9'3 x 12'5 (2.82m x 3.78m )

Accessed via straight carpet staircase to open landing. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Newly fitted carpet.

### **Master Suite Bedroom One 10'1 x 24'3 (3.07m x 7.39m)**

Excellent sized double bedroom. UPVC double glazed windows to side and rear elevations. Skimmed walls. Coved and textured finished ceilings. Access to loft via hatch. Wood effect flooring. Fitted radiators. Three door run of fitted wardrobes. Communicating door to;

### **Master Suite Bathroom One 10'1 x 6'5 (3.07m x 1.96m )**

Three piece suite in white comprising; dove grey panelled bath with chrome mixer tap and separate shower head fitment. Wash hand basin set into graphite vanity unit with chrome swan neck mixer tap. Low level dual flush hidden cistern WC. PVC clad walls. Coved and skimmed ceiling. Wooden Velux window. Tile effect vinyl laid flooring. Wall mounted heated towel rail in a graphite finish.

### **Bedroom Two 16'6 x 13'3 (5.03m x 4.04m )**

Another good sized double bedroom. Two UPVC double glazed windows to rear elevation. Skimmed walls. Coved and skimmed ceiling, Wood effect flooring. Fitted radiator. Four door run of built in fitted wardrobes.

### **Bedroom Three 12'1 x 9'8 (3.68m x 2.95m )**

Third double bedroom with UPVC double glazed windows to rear elevation. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator. Four door run of fitted wardrobes.

### **Bedroom Four 10'1 x 8'11 (3.07m x 2.72m)**

Fourth double bedroom. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator.

### **Bathroom Two 10'11 x 8'10 (3.33m x 2.69m )**

Attractive family bathroom. Freestanding roll top bath with chrome waterfall mixer tap and separate shower head fitment. Oversized walk in quadrant shower cubicle with oversized ceiling mounted rainfall shower head. Thermostatic control and further shower head fitment behind a curved glazed shower screen. Low level dual flush hidden cistern WC. His & hers pedestal wash hand basins with chrome water mixer taps matching graphite vanity unit. UPVC double glazed opaque window to front elevation. Arrow slit aluminum window to side elevation. Fully tiled

walls. Tile effect vinyl laid flooring. Coved and skimmed ceiling. Chrome LED spotlighting. Oversized chrome heated towel rail in a graphite finish.

### **Loft Room**

There is a straight staircase off the landing to a boarded loft room. Excellent for storage and/or development potential.

### **Annexe**

Situated up the full turn staircase from the drawing room is access to the fully glazed pedestrian door set behind a range of double glazed fixed pane panels. Offering access to a two bedroom accommodation. The accommodation is extremely adaptable for a multitude of uses. Accommodation briefly comprising;

### **Living Room 27'4 x 25'2 (8.33m x 7.67m)**

A sizeable open plan reception space with a range of double glazed UPVC windows to the rear elevation. Fully skimmed walls. Coved and skimmed ceiling. LED spotlighting. Wood effect flooring. Range of fitted radiators. Aluminum fully glazed sliding doors offer access into the sun room.

### **Sun room 5'4 x 11'11 (1.63m x 3.63m)**

Double height mono-pitched sun room with range of UPVC fully double glazed windows. UPVC double glazed sliding doors to a Juliette balcony with glazed and chrome balustrade. Half clad UPVC walls. Fitted carpet.

### **Kitchen/Dining Room 29'11 x 11'9 (9.12m x 3.58m)**

An open plan kitchen dining room with L-shaped run of fitted shaker style wall and base units in a graphite finish. Features including integrated up and over fridge/freezer. Integrated Hotpoint dishwasher behind matching decor panel, brand new and not used. Hotpoint electric fan oven and four ring induction hob with matching black gloss extractor hood. Further range of fitted wall and base units with brushed chrome handles. 1.5 sink and drainer with chrome swan neck mixer tap. All set under and over an oak fitted worksurface with matching upstands. White metro tiled splashback. Range of UPVC double glazed windows to front elevation. Further skimmed walls. Coved and skimmed ceiling. Inset chrome LED spotlighting. White oak effect

flooring. Range of fitted radiators. Space for dining table and chairs.

### **Suite Bedroom One 10'8 x 15'4 (3.25m x 4.67m)**

Good sized double bedroom. UPVC double glazed patio doors opening out onto a Juliette balcony overlooking the tennis courts beyond and a view up towards City. Further UPVC double glazed window. Skimmed walls. Coved and skimmed ceiling. Oak effect flooring. Fitted radiator. Access to loft via hatch. Doorway opens through into bathroom.

### **En Suite 10'8 x 7'1 (3.25m x 2.16m)**

Good sized shower room with corner quadrant shower cubicle with integrated Jacuzzi shower and rainfall shower head attachment, as well as separate shower head fitment. Low level dual flush hidden cistern WC. Pedestal wash hand basin with underset vanity unit. UPVC double glazed opaque window. Fully tiled walls. Vinyl laid flooring. Coved and skimmed ceiling. Inset chrome spotlighting. Wall hung dove grey fitted towel rail.

### **Bedroom Two 10'8 x 14'2 (3.25m x 4.32m)**

Another good sized double bedroom. UPVC double glazed window to rear and side elevation both enjoying fantastic views. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator.

### **Storage Room**

Accessed via the rear garden. Offering excellent opportunity for storage and other such like. Power and light.

### **Outside**

### **Gardens & Grounds**

Situated in sizeable formal, private and flat gardens mainly laid to lawn with mature shrubbery throughout. Off road parking to front for plenty of vehicles. Wrap around gardens with large Storage Room to rear elevation. Al fresco dining patio to rear elevation. Raised beds and borders. Easy access out via pedestrian gates onto the village green.

### **Services**

The property is serviced by main electricity, water and drainage. Oil fire central heating.

### **Directions**

What3Words: ///stolen.vital.vine













GROSS INTERNAL AREA  
 FLOOR 1: 2,791 sq. ft. FLOOR 2: 2,644 sq. ft.  
 TOTAL: 5,435 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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