



# Burdonshill House Burdonshill

Wenvoe, CF5 6BA

Price £899,950

HARRIS & BIRT



The property is situated in the quiet, rural hamlet of Burdonshill, near Wenvoe and is accessed off a pretty lane, home to a select number of executive properties, adjacent to Wenvoe Castle Golf Course and farmland beyond. Built in the late Victorian era and extending to over 4,100 sq/ft, the property was the original farmhouse for the Wenvoe Castle Estate and retains a multitude of original features, including a Victorian water chamber to the garden, intricate coving and ornate ceiling roses throughout. The accommodation briefly consists of six impressive reception rooms: Drawing Room, Morning Room, Breakfast Room, Living Room, Study/Snug and Conservatory, as well as five excellent sized bedrooms to first floor, Master En Suite, Family Bathroom and stairs up to Games Room all laid out over three floors. The gardens offer views across the countryside beyond and privacy provided by the trees and shrubbery, whilst benefitting from a sizeable lawned parcel.

Wenvoe is a Welsh village in the Vale of Glamorgan located on the western side of a shallow valley between Cardiff and Barry, surrounded by woods and farmland providing endless country walks. Wenvoe is a popular commuter village conveniently situated for the City of Cardiff but set in the countryside only a few miles from the sea and with easy access to the M4 motorway a few miles away. The village was developed around the parish church which can be traced back to the 12th Century with the adjacent locality now being a conservation area. The village has a well-stocked store with a post office, a church, primary school, a public house and Travelodge, a part time library and three village halls. Wenvoe has a very healthy community spirit which supports many local community groups with activities to suit everyone.

- Impressive Detached Residence
- Six Reception Rooms
- Two Bathrooms
- Excellent Views Across Countryside Beyond
- EPC - D
- Situated in Circa 0.5 Acres of Grounds
- Five/Seven Bedrooms
- Horseshoe Driveway with Plenty of Off Road Parking
- Semi-Rural But With Fantastic Access Links

## Accommodation

### Ground Floor

#### Entrance Porch

Pitched roof entrance porch with range of wooden glazed windows. Open fronted. Flagstone laid floor. Access through into UPVC front door with inset glazed vision panel, leading through into;

#### Entrance Hall

Spacious entrance hall with double height ceiling and galleried landing. Quarter turn staircase leading up to first floor landing. Plenty of natural light via UPVC double glazed window to landing space and plenty of light via UPVC double glazed vision panels to front door and inset fixed pane double glazed opaque vision panel to eye level. Papered walls with fitted dado rail. Coved ceiling. Flagstone laid flooring. Fitted radiator. Fitted alarm panel. Communicating doors to all ground floor rooms.

#### Drawing Room 15'3 x 28'3 (4.65m x 8.61m)

Wonderfully sized principal reception space with UPVC double glazed picture window to front elevation. Allowing plenty of natural light as well as two UPVC double glazed windows to side elevation. Again benefitting from that excellent ceiling height with intricately coved ceiling and inset ceiling roses. Fully papered walls. Fitted carpet. Range of fitted radiators. Ornate Victorian cast iron fireplace incorporating an over mantle mirror with marble hearth.

#### Morning Room 15'7 x 12'8 (4.75m x 3.86m)

Another good sized reception space with skimmed walls. Intricately coved ceiling and inset intricately coved ceiling rose. Fitted carpet. Fitted radiator. Built in corner storage unit. UPVC double glazed picture window to front elevation.

#### Inner Lobby

Good size storage space accessed off the entrance hall. Again with excellent double height ceiling and range of fitted coat hooks. Papered walls. Flagstone laid flooring. Giving access into WC/Cloaks

#### WC / Cloaks 15'6 x 4'10 (4.72m x 1.47m)

Attractive two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back. UPVC double glazed opaque window to side elevation. Skimmed walls. Coved ceiling. Flagstone laid flooring. Fitted radiator.

#### Breakfast Room 12'0 x 10'5 (3.66m x 3.18m)

Access via a half glazed door from entrance hall. Further ledged and braced door to kitchen. This adaptable breakfast room currently houses dining table and chairs with half glazed UPVC door opening out onto rear terrace and rear garden beyond. Further natural light via a UPVC double glazed window to rear. Skimmed walls. Timber clad ceiling. Vinyl Terracotta tile effect flooring. Fitted radiator. Further doorway opens through into living room

#### Living Room 14'9 x 14'2 (4.50m x 4.32m)

Secondary reception space with UPVC double glazed picture window to side elevation. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator. Step leads up to study/snug.

#### Study/Snug 15'7 x 10'2 (4.75m x 3.10m)

A fifth reception room with UPVC double glazed window to side elevation. Coved ceiling. Wood effect flooring. Fitted radiator. Currently in use as formal study but could easily be adapted for a multitude of uses. Full length wall run of built in shelving units.

#### Utility Room

Situated off the living room with a built under white unit set under a mottle effect work surface. With stainless steel

sink and chrome mixer tap. UPVC double glazed window to side elevation. Tiled splash backs. Skimmed walls. Coved ceiling. Vinyl tiled flooring. Access through into boiler room.

#### Boiler Room

Currently housing washing machine and tumble dryer. With UPVC double glazed window to rear elevation. Baxi gas fired central heating boiler housed to wall.

#### Kitchen 10'1 x 14'11 (3.07m x 4.55m)

Modern fitted range of wall and base units with chrome knobs. Set under and over a wood effect work surface. With features including chrome sink and drainer with chrome mixer tap. Eyeline electric double oven by Hotpoint with electric four ring hob. Further space for underset dishwasher, fridge/freezer etc. Mosaic effect tiled splash back with UPVC double glazed window to side elevation and inset UPVC Velux window. Matching terracotta tile effect flooring to breakfast room. Fitted radiator. Skimmed walls. Coved and skimmed ceiling. UPVC half glazed door opens through into conservatory.

#### Ante Room 11'4 x 7'9 (3.45m x 2.36m)

Currently in use as storage. Fully skimmed walls and ceilings and access to loft via hatch. Terracotta effect ceramic tiled flooring throughout. Opens through into;

#### Sun Room 11'4 x 16'0 (3.45m x 4.88m)

Attractive conservatory built on a double skin dwarf wall with range of UPVC double glazed windows and UPVC fully glazed pedestrian doors. Mono pitched glass roof. With power and light.

### First Floor

#### Landing 14'5 x 31'4 (4.39m x 9.55m)

Accessed via quarter turn staircase to open galleried landing with UPVC double glazed window to rear elevation. Fitted dado rail. Good sized under stairs storage cupboard. Communicating doors to all first floor rooms.

### **Master Suite Bedroom One 15'3 x 13'7 (4.65m x 4.14m)**

Excellent sized double bedroom. UPVC double glazed window to front elevation as well as further natural light via UPVC double glazed window to side elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Built in three door mirror fronted fitted wardrobes. Fitted radiators.

### **Master Suite Dressing Room 12'5 x 14'4 max (3.78m x 4.37m max)**

Excellent sized room situated off the main bedroom with UPVC double glazed window to rear elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted Radiator. Wall width run of fitted wardrobes.

### **Master Suite Bathroom One 6'4 x 10'9 (1.93m x 3.28m)**

Three piece suite in white comprising oversized quadrant shower cubicle with integrated electric shower and shower head attachment. Low level dual flush WC and pedestal wash hand basin. Travertine effect tiled splash backs. Skimmed walls and ceiling. Wood effect vinyl flooring. Fitted Radiator. UPVC double glazed window overlooking rear with excellent view across the open countryside beyond.

### **Bedroom Two 14'11 x 13'9 (4.55m x 4.19m)**

Another good sized double bedroom with two UPVC double glazed windows to front and side elevations. Coved ceiling. Fitted carpet. Fitted radiator. Built in fitted wardrobe.

### **Bedroom Three 8'10 x 14'2 (2.69m x 4.32m)**

Another good sized double bedroom with two UPVC double glazed windows to side elevation. Papered walls. Coved ceiling. Fitted carpet. Fitted radiator.

### **Bedroom Four 11'6 x 9'10 (3.51m x 3.00m)**

A fourth double bedroom with a UPVC double glazed window to the side elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Access to loft from this room.

### **Bedroom Five 11'7 x 7'8 (3.53m x 2.34m)**

Good sized single bedroom or weekend double. UPVC double glazed window to the front elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator.

### **Bathroom Two 14'11 x 8'5 (4.55m x 2.57m)**

Four piece suite in white comprising full length tile panelled bath with chrome mixer tap. Oversized walk in shower cubicle with integrated chrome shower and rainfall showerhead attachment. Chrome and glazed shower screen. Low level dual flush WC and pedestal wash hand basin. Travertine effect tiled splash backs. Further skimmed wall and ceilings and a range of UPVC fully double glazed windows allowing plenty of natural light in. Good sized storage cupboard. Fitted radiator.

## **Second Floor**

### **Landing**

Access via quarter turn staircase from first floor landing. Communicating doors to both second floor rooms.

### **Games Room 29'3 x 18'7 (8.92m x 5.66m)**

An excellent sized space with full head height ceiling. Currently in use as a hobby/games room but would make a perfect child's bedroom with snug. With range of inset Velux windows set into eaves. Exposed beam work. Skimmed walls and ceiling. Fitted carpet. Underset storage into eaves. Two fitted radiators. A really impressive space.

### **Hobby Room 8'10 x 18'7 (2.69m x 5.66m)**

Another impressive second floor space that could easily be a guest bedroom with inset double glazed Velux window set into eaves. Exposed beam work. Skimmed walls and ceilings. Fitted carpet. Fitted radiator. Storage into eaves.

## **Gardens and Grounds**

To the front of the property is a large horseshoe in and out driveway, with plenty of parking spaces. To the left is an outstanding Horse Chestnut tree set in a small lawned parcel with two further lawned parcels to the front and right hand side. The side garden is mainly laid to lawn and houses a Victorian water chamber. This space is currently enclosed but could be opened out if a purchaser desired. The rear garden can be accessed via pedestrian gates from either side of the house. This gorgeous space is made private by a range of trees and shrubbery, yet still provides views across the open countryside beyond. The rear side garden is mainly laid to lawn. Accessed off the main garden by a wooden arch. This space houses a large timber framed outbuilding and two smaller potting sheds.

## **Services**

The property benefits from mains gas, electric, water and drainage. Alarm and CCTV systems are installed.

## **Directions**

From our Cowbridge office, join the A48 east towards Cardiff. Continue along the A48 until you get to Culverhouse Cross. At the roundabout take the fourth exit onto the A4050. Continue straight at the traffic lights. Continue straight to stay on the A4050. Take a slight right after the third roundabout as if turning into the garden centre and continue up the private road. The property will be on your right near the top.







© South Wales Property Photograph



© South Wales Property Photograph



© South Wales Property Photograph



© South Wales Property Photograph



© South Wales Property Photograph



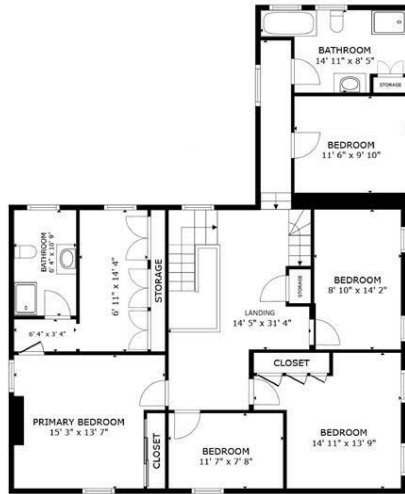
© South Wales Property Photograph



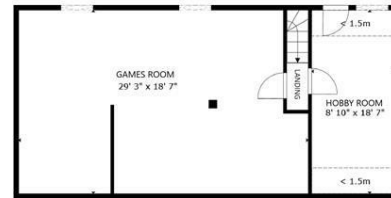




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 1,995 sq.ft. FLOOR 2 1,403 sq.ft. FLOOR 3 668 sq.ft.  
 EXCLUDED AREAS - REDUCED HEADROOM 46 sq.ft.  
 TOTAL : 4,066 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge  
 67 High Street, Cowbridge, CF71 7AF  
 01446 771777 sales@harrisbirt.co.uk

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

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507  
 You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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 <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

