



# Pantylladron

St Hilary, Cowbridge, CF71 7UA

Price £899,950

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A traditional stone built farmhouse, with planning permission to build an impressive circa 6,000 sq/ft property in its place, probably dating from the Victorian era, set in 3.2 acres of garden and pasture on the outskirts of St. Hilary and is thought to be the highest point some 137m above sea level, in the Vale of Glamorgan enjoying simply the most stunning, uninterrupted views across the east south and west over miles and miles of countryside and to the heritage coastline and across the Bristol Channel towards Somerset.

The farmhouse is in need of complete renovation, however, the current planning permission (2022/01085/FUL) gives acceptance to demolish and rebuild. There is also planning to improve the highways access from the A48.

In brief terms the current accommodation offers; three living rooms, five bedrooms, large utility room, kitchen, bathroom and WC. An interesting range of outbuildings include attached garage, attractive stone built two storey barn, small roofless stone barn and a range of other building in a various state of repair. The approach to the house is impressive with a gated entrance flanked by mature deciduous trees to the front boundary and a shady driveway up to the house flanked by more mature deciduous trees.

The location is a convenient one, south of the A48, a couple of miles east to the market town of Cowbridge with its extensive range of facilities including schooling of excellent reputation for all ages, a wide range of shops both local and national including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, rugby club, cricket club, tennis club, squash club and bowls club. Cowbridge is situated in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles to the south. A good local road network via the A48 and M4 brings major centres including the capital city of Cardiff within easy commuting distance.

- Unique Opportunity To Purchase with Planning Permission Granted
- Range of Stone Outbuildings
- Close proximity to all local amenity
- Far ranging views across the Vale of Glamorgan and it's coastline
- Traditional Stone Farmhouse
- Set in circa 3.2 acres
- Plans to create circa 5,550 sq/ft detached family home, plus ancillary detached outbuilding
- Planning Reference Number: 2022/01085/FUL

## Planning Permission

Planning reference number: 2022/01085/FUL. Planning has been granted for permission to create a replacement dwelling and improved driveway access from the main highway.

## Accommodation

### Ground Floor

#### Entrance Hall 6'6 x 18'9 (1.98m x 5.72m )

Storm doorway. Wide ranging southerly views. Straight stairway to first floor. Shelved under stairs cupboard.

#### Sitting Room 13'0 x 12'5 (3.96m x 3.78m)

Wide ranging southerly views. Tiled fireplace.

#### Living Room 13'0 x 13'0 (3.96m x 3.96m )

Views over the rear garden. Serving hatch to kitchen.

#### Dining Room 11'1 x 11'2 (3.38m x 3.40m)

Wide ranging rear views. Tiled fireplace.

#### Kitchen 11'0 x 6'5 (3.35m x 1.96m)

Fitted base units and wall cupboards. Stainless steel single drainer sink units. Tiled floor. Doorway to rear garden. Window overlooking rear garden.

#### Utility Room 9'0 x 11'4 (2.74m x 3.45m )

Fitted with a range of base units. Flagstone floor. Colourwash walls. Danesmore 15/19 oil fired central heating boiler. Doorway and window to front garden.

### First Floor

#### Landing

Straight stairway from entrance hall. Views over rear

garden. Shelved airing cupboard. Access to roof storage space.

#### Master Bedroom 12'11 x 13'0 (3.94m x 3.96m)

Wonderful wide ranging views over the Vale of Glamorgan down to the Bristol Channel towards Somerset. Tiled fireplace.

#### Bedroom Two 12'11 x 12'5 (3.94m x 3.78m)

Views over the rear garden. Tiled fireplace.

#### Bedroom Three 9'6 x 11'6 (2.90m x 3.51m)

Wide ranging views towards the Somerset coastline.

#### Bedroom Four 10'9 x 8'3 (3.28m x 2.51m)

Similar fantastic views.

#### Bedroom Five 6'6 x 6'5 (1.98m x 1.96m)

Similar fantastic views.

#### Bathroom

Shower cubicle with Triton shower. White pedestal wash hand basin. Opaque glazed window.

#### WC

Low level WC suite in white. Opaque glazed window.

#### Outside

A row of mature deciduous trees to the front boundary with gated access between stone pillars leads to a tarmac driveway also lined with mature deciduous trees. The garden area sits to the right (west) with evergreen trees to the west boundary. To the left (east) is a large paddock laid to grass with natural hedge boundaries. Gated access at the end of the driveway to both the front garden and the paddock. The property in itself sits within 3.2 acres of grounds. Large courtyard parking area with space for

multiple vehicles, leading to the attached stone built garage with timber double doors and electric light and power. Good sized walled rear garden. Oil tank.

#### Double Garage

Wooden double doors. Good sized and useful storage space. Integral to property but only accessed externally.

#### Outbuildings

Outbuildings include detached two storey stone barn with internal staircase leading to upper floor with high pitched ceilings, a lean-to workshop to the rear finished in timber and blockwork, further roofless single storey stone barn close to the house, further range of smaller buildings in various states of repair. Planning permitted to create an ancillary building with gym to ground floor and studio bedroom, en suite bathroom to first floor.

#### Services

Mains water and electricity. No gas. Centrally heated by oil. Drainage to cesspit.

#### Directions

Take the A48 road from Cowbridge towards Cardiff, passing the turning to St.Hilary on your right hand side. Go past the television mast on your left hand side and your property is the first on your right hand side.



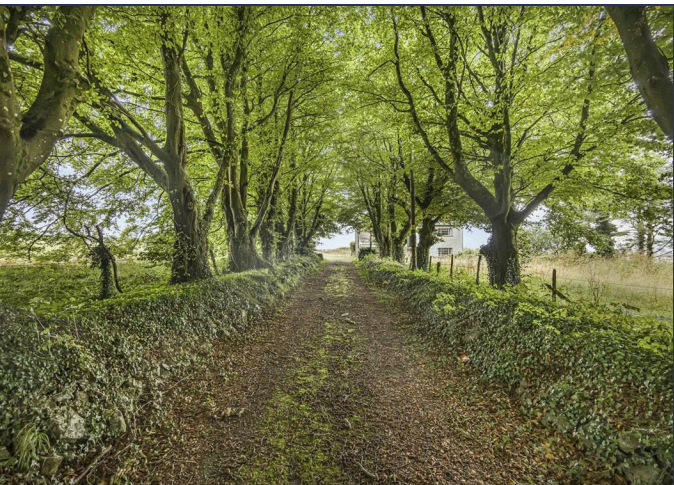








Drawn up by E W Consultancy Property Survey & all measurements are approximate & are for display purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		25	
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	

