



# New Beaupre House

St. Hilary, Cowbridge





# New Beaupre House St. Hilary, Cowbridge, Glamorgan, CF71 7DP

Harris & Birt are pleased to offer to market this magnificent Grade II listed, 6 bedrooomed, Georgian family home of outstanding proportions spanning to circa 7,000 sq/ft. The property was built in the 1820s for Daniel Jones, a lawyer and philanthropist of Llantwit Major, and the founder of Cardiff Royal Infirmary. Richard Basset soon took up residence in New Beaupre, the house built by Daniel Jones a short distance from the old ancestral mansion. During the First World War the house was used as a Red Cross convalescent hospital and was completed renovated and re-modernised by the current vendors in the early 1980s.

The accommodation is found in excellent condition, and briefly comprises; private entrance to open courtyard, including wine store, storage room and boiler/plant room.

Doorway leads to entrance hall, WC, drawing room/dining room, kitchen/breakfast room/morning room, living room, rear hall, laundry room, library, sitting room, inner hall, WC two, utility and access to a separate annexe accommodation comprising, en suite bedroom, hallway and sizeable open plan living/dining room. There are two stairways that lead up to the first floor comprising five bedrooms, four en suite as well as a family bathroom. Stairway leads up to a further attic space to the second floor.

The property is set within grounds extending to approximately 3.43 acres and enjoying the most private and peaceful location with wonderful views into the surrounding landscape. The gardens to rear benefit from a ha-ha which provides uninterrupted views across the countryside beyond. There is an attractive cottage style garden to side elevation, car port with gated off road parking, sweeping driveway and further area for parking laid to tarmac, as well as mature trees to front elevation. The front benefits from storage sheds and greenhouse.



# St. Hilary, Cowbridge





# Accommodation

## Entrance Hall

Entered from internal courtyard into half glazed wooden double doors that open through into grand entrance vestibule. Gallery landing and quarter turn staircase leading up to first floor landing. Doorway opens into downstairs WC behind wood panelled stair well. Fully skimmed walls. Intricately coved ceiling. Coved curved corner sink. Inset ceiling roses. Period glazed double doors open out onto attractive rear gardens enjoying the most delightful views across open entrance hallway with original inset shutters. Range of fitted radiators behind decorative radiator covers. Flagstone laid flooring.

## WC/Cloakroom

Two piece suite in white comprising low level dual flush WC. Wall hung wash hand basin by Rocker with chrome mixer tap. Mosaic tiled floor. Wooden glazed window to front elevation. Inset ceiling spotlighting. Wall mounted heated radiator.

## Kitchen/Breakfast Room

Truly wonderful heart of the home central kitchen/breakfast room that is semi-open plan through into breakfast room with a range of fitted shaker style wall and base units. Set under and over quartz worksurfaces with an oversized island. Neff two ring induction hob. Overhanging breakfast bar set into a quartz worksurface to match. To include inset tall larder cupboard. Integrated American style fridge. Open shelving and fitted corner seat. Underset Baumatic electric fan oven. Integrated Bosch dishwasher behind matching decor panel. China Belfast inset double sink and drainer with swan neck mixer tap and inset quooker tap facility. Free standing Aga in a cream pallet with two hot plates and warmer facility. Further range of fitted wall and base units. Two oversized sash picture windows overlooking through into the courtyard. Skimmed walls and ceilings. Intricate coving. Fitted spotlights. Two attractive pendant downlights. Wood block flooring. Fitted radiator. Opens through into breakfast room. An adaptable space with wooden glazed bay to the rear enjoying those wonderful views across open countryside beyond. Original fireplace built in hearth and surround with a slate laid hearth. Fitted picture rail. Intricate coving. Matching wooden flooring. Range of radiators set behind decorative radiator panels. Storage set into curved alcoves either side of chimney breast. Inset wall lights.

## Morning Room

An adaptable space with wooden glazed bay to the rear enjoying those wonderful views across open countryside beyond. Original fireplace built in hearth and surround with a slate laid hearth. Fitted picture rail. Intricate coving. Matching wooden flooring. Range of radiators set behind decorative radiator panels. Storage set into curved alcoves either side of chimney breast. Inset wall lights.

## Rear Hall

Rear hall offers access to side cottage garden with wooden glazed door offering access out as well as access across the rear staircase. Straight laid to carpet. Good ceiling height. Skimmed walls. Coved and skimmed ceiling. Herringbone wood block flooring. Radiator behind decorative radiator cover. Range of wall lights. Doorway opens through into sitting room.







### Sitting Room

Accessed from rear hall. Wooden double glazed bay window to rear elevation enjoying those fantastic views across the open countryside beyond. Floor to ceiling picture windows as well as separate natural light via a wooden glazed window to side elevation overlooking the cottage garden. Papered walls. Coved and skimmed ceiling. Fitted carpet. Open coal effect fireplace set with a marble surround and mantel and a slate laid hearth. Inset radiators behind matching decor covers. Built in Welsh dresser offering ample storage with further built in shelving to chimney alcove. Access from the other side of the rear hall built with open shelving throughout. Skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Wood block flooring. Pretty feature picture stone wall. Open plan access into the sizeable reception room. Radiator behind decorative radiator cover.

### Reception Room

Vaulted ceiling reception room with range of exposed A frames. Free standing Contura barrel fire set on a slate laid hearth. Range of inset Velux windows to both elevations. Wooden double glazed windows dual elevation. Oversized wooden half glazed doors open out onto both courtyards allowing plenty of natural light. Doorway access through into rear porch. Excellent shoe and cloak storage housing alarm panel with half wood boarded walls. Further papered walls and skimmed ceiling. Flagstone laid hearth. Ledged and braced door opens through into WC/cloaks.

### WC/Cloaks

Two piece suite in white comprising low level WC and pedestal wash hand basin. Wood panelled walls. Further wall and skimmed ceiling. Wooden opaque glazed window to front elevation. Flagstone laid flooring.

### Utility Room

Good sized utility room. Good ceiling height as well as a Velux window to eaves. Wooden glazed window looking into front courtyard. Range of shaker style fitted wall and base units. Quartz worksurface and matching upstands. China Belfast sink with space for up and over washing machine and tumble dryer. Fully skimmed walls. Fitted double radiator. Flagstone laid flooring.

### Drawing/Dining Room

An attractive double fronted drawing/dining room with wooden glazed bay fronted window to rear elevation enjoying those fantastic views. Further bay front picture window to front elevation. Drawing Room- attractive feature open fireplace with ornate grate and surround set on a flagstone laid hearth. Fitted dado rail. Papered walls. Intricately coved ceiling. Fitted carpet. Radiator behind decorative radiator covers. Semi-open plan to dining room with an attractive feature fireplace. Further skimmed walls. Coved and skimmed ceiling. Fitted carpet. Range of radiators behind radiator covers. Shelving.









## Annexe

Accessed via a ledged and braced door from the reception room to a one bedroom annexe style accommodation which comprises inner hall, double bedroom and open plan living/dining room. Wooden glazed window overlooking garden to rear. Skimmed walls and ceiling. Brass downlighters. Open double cupboard housing hot water pressurised cylinder, open shelving and airing cupboard. Fitted radiator. Limestone effect tiled flooring. Doorway opens through into bedroom six. Suite

### Bedroom Six

An excellent sized double bedroom with high level wooden glazed window to front elevation. Attractive papered walls. Skimmed ceiling. Matching limestone tiled flooring. Fitted double radiator. Doorway opens through into en suite bathroom six.

### Suite Bathroom Six

Three piece suite comprising oversized walk in shower cubicle with integrated chrome shower and rainfall shower head attachment. Travertine style tiled splashbacks throughout and matching tiled floors. Low level dual flush WC. Wash hand basin with chrome mixer tap set into an oak style wall hung vanity unit. High level wooden opaque glazed window. Wall mounted heated towel rail.

### Living/Dining Room

Attractive feature fireplace with a built out chimney to include a Hwam barrel log burning stove set on a flagstone laid hearth with skimmed walls and ceilings. Matching limestone effect travertine style flooring. Range of fitted double glazed wooden windows to rear elevations with half glazed patio doors opening out onto the cottage garden. Half vaulted ceilings with signs of exposed beam work. Fitted radiator.

## First Floor

### Open Galleried Landing

Access via full turn staircase to open gallery landing. Inset lead lined window to front elevation. High ceilings with inset intricate coving and ceiling roses. Fitted carpet. Ornate coved arches give access to all first floor rooms.

### Master Suite Bedroom One

An excellent sized double bedroom with a range of wooden panelled windows with original inset shutters enjoying that fantastic view. Papered walls. Coved and skimmed ceiling with LED spotlighting. Feature open fireplace. Fitted radiators behind decorative radiator covers. Built in storage cupboard.







#### Walk-In Wardrobe

Good sized walk in wardrobes. Skimmed walls and ceilings. Open shelving with plenty of space for shoes and cloaks. Range of fitted spotlights. Fitted carpet.

#### Dressing Room

Good sized dressing room. Accessed via door from main bedroom. Six door run of floor to ceiling fitted wardrobes. Coved and skimmed ceiling. Inset spotlighting. Fitted double radiator. Opens through into master suite bathroom one.

#### Master Suite Bathroom One

Four piece suite in white comprising wood panelled bath with chrome integrated tap and bath by Kaledwei. Inset shower cubicle with inset shower and shower head attachment behind a glazed and chrome shower screen. Low level hidden cistern WC. His & Hers wash hand basin set into attractive double vanity unit with quartz worksurface. Eye level vanity unit to include double mirror. Fitted dressing table with LED spotlighting with window seat. Double glazed sash window to rear elevation. Half wood panelled walls and quartz splashbacks. Coved and skimmed ceiling with LED spotlighting. Fitted carpet. Fitted radiator behind decorative radiator panel.



#### Suite Bedroom Two

An excellent sized double bedroom to the rear elevation. Wooden sash window and original shutters. Papered walls. Coved and skimmed ceiling with LED spotlighting. Range of fitted wardrobes. Traditional style radiator. Fitted carpet. Attractive window seat. Doorway leads through into suite bathroom two.

#### Suite Bathroom Two

Three piece suite comprising inset shower cubicle with integrated shower and shower head attachment behind a glazed and chrome shower screen. Low level hidden cistern WC and wash hand basin set into a tiled worksurface and underset vanity unit. Half wood panelled walls. Skimmed walls and ceiling with inset LED spotlighting. Fitted carpet. Wall mounted heated towel rail.

#### Suite Bedroom Three

Another excellent sized double bedroom with wooden sash window to front elevation with original shutters. Good ceiling height. Skimmed walls. Coved and skimmed ceiling with inset LED spotlighting. Fitted carpet. Traditional fitted radiator. Original window seat. Fully range of fitted wardrobes with seven door run of floor to ceiling doors. Separate fitted wardrobe to side. Doorway through into suite bathroom three.



### Suite Bathroom Three

Three piece suite in white comprising shower cubicle with integrated chrome shower and shower head attachment. Heritage wash hand basin set into a pine vanity unit. Low level hidden cistern WC. Wooden glazed window to side elevation. Wall mounted heated towel rail. Fully skimmed walls and tiled splashbacks. LED spotlighting.

### Suite Bedroom Four

Fourth double bedroom with wooden sash window to side elevation. Further natural light via a wooden sash window to front elevation. Fully skimmed walls. Coved and skimmed ceiling with inset LED spotlighting. Fitted carpet, Radiator. Range of fitted bedroom furniture. Doorway opens through into suite bathroom four.

### Suite Bathroom Four

Wood panelled bath with chrome mixer tap and shower head fitment. Low level WC and wash hand basin set into a quartz worksurface and matching upstand with vanity unit underset. Eycline mirror front vanity unit. Fully skimmed walls and ceiling with LED spotlighting. Wall hung chrome heated towel rail. Traditional fitted radiator housed to wall.

### Bedroom Five

Another double bedroom with excellent ceiling height. Wooden sash window to front elevation with original shutters and inset window seat overlooking the attractive woodland beyond. Skimmed walls. Coved and skimmed ceiling with inset LED spotlighting. Fitted carpet. Built in bedroom storage with open shelving. Fitted double radiator.

### Bathroom Five

Four piece suite in white comprising inset shower cubicle with integrated chrome shower and shower head attachment. Jacuzzi jet. Wood panelled oversized bath with chrome mixer tap and separate shower head fitment. Low level WC and shires pedestal wash hand basin. Original sash window to front elevation. Skimmed walls and ceiling with LED spotlighting. Vinyl tile effect flooring. Heated towel rail to wall.

### Second Floor

### Attic Room

Accessed via carpeted staircase from first floor landing. Alcove open storage to good sized attic space. Fully skimmed with light and power. An excellent space for storage and fully carpeted.











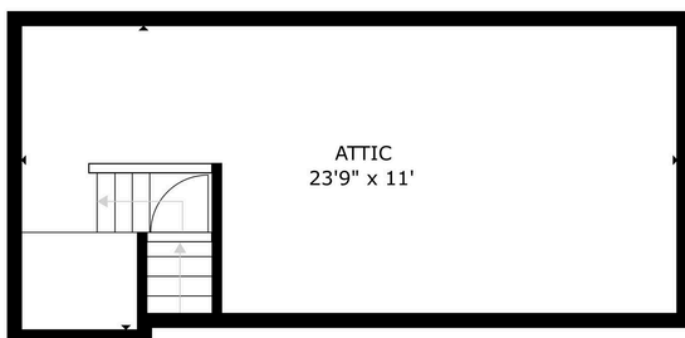
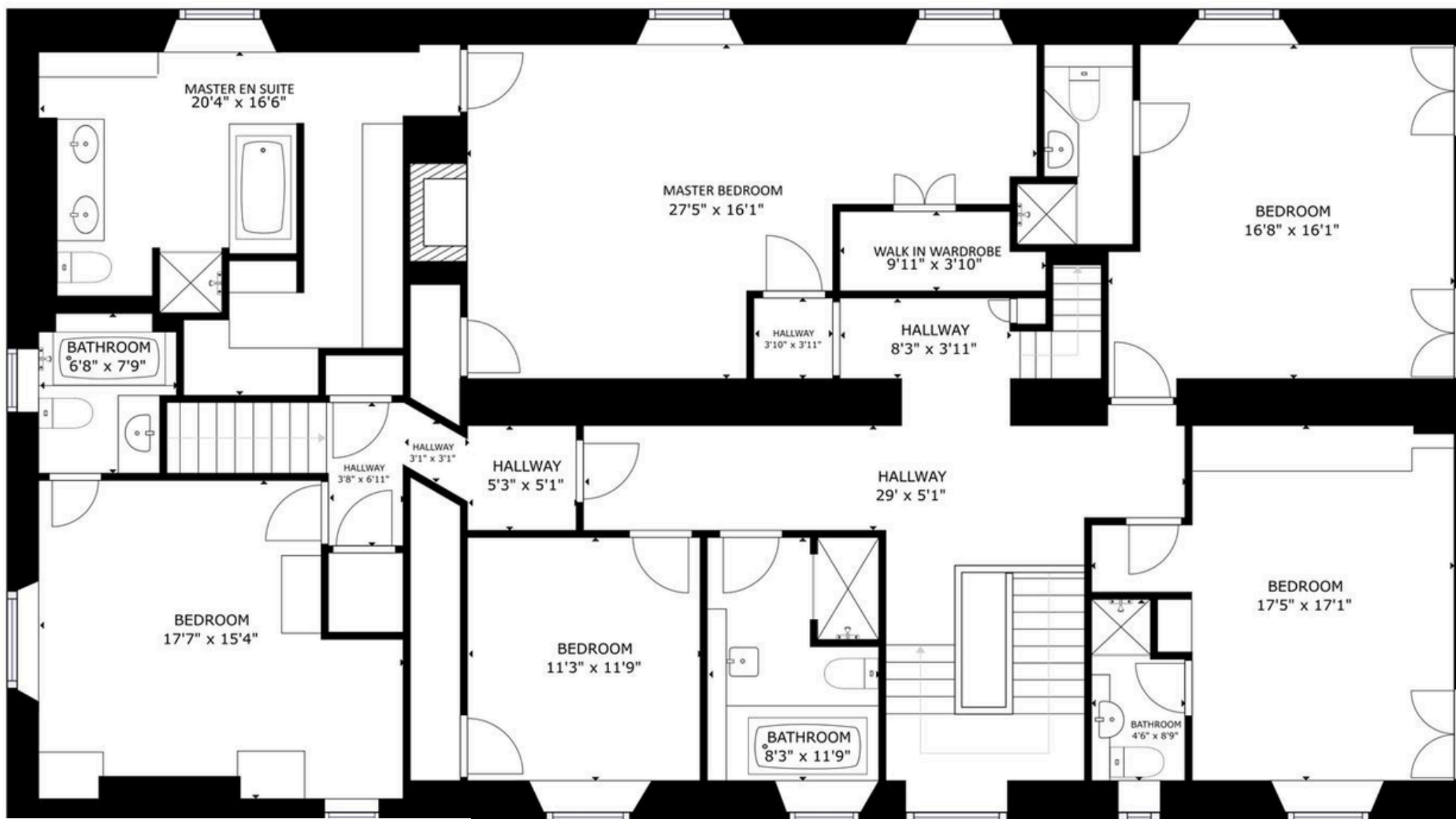




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 4520 sq ft, FLOOR 2: 2640 sq ft, FLOOR 3: 250 sq ft  
 EXCLUDED AREAS: PORCH: 108 sq ft, PATIO: 974 sq ft  
 TOTAL: 7410 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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# St. Hilary, Cowbridge





## Outside

### Wine Store

Stone built run of outbuildings traverse the front of New Beaupre House. Wooden glazed window to front access via ledged and braced door to open room currently housing shelved racking for wine. Power and light. Flagstone laid flooring.

### Store Room

Another good sized storage space with ladder up to second floor. Flagstone laid flooring. Power and light.

### Boiler Room

Accessed via ledged and braced door with wooden glazed window to an open boiler room with floor mounted Grant boiler housed to wall. Coal and log store. Flagstone laid flooring.

### Gardens & Grounds

New Beaupre is approached via a shared, private, un-adopted road with stone pillared wrought iron gates leading to a private driveway which sweeps to the rear of the property where there is extensive parking, access to a further gated flagstone parking area with open fronted triple GARAGE, (28'2" x 19'2") lawn with two magnificent beech and copper beech trees, kitchen garden with raised beds, traditional greenhouse and large potting shed and wood store.

Lying between the garage and the house is a beautiful walled garden in an Italianate style with box hedging and rose beds which leads to the main lawns which are south west facing with wide paved flagstone terrace, and beautiful mixed borders. This main garden area is enclosed by a stone ha-ha allowing a seamless view into the beautiful rural landscape beyond. To the rear of the property is an area of mature woodland which is also included in the sale. The plot in itself spans to circa 3.5 acres in total.









## Services

Oil fired central heating. Boiler in boiler room for side of house, boiler under rear stair for main house. Oil fired Aga. Mains electric and water. Private cesspit drainage.

## Directions

From our Cowbridge office, travel in an easterly direction up the High Street, through the traffic lights filtering onto the A48 heading towards Cardiff. Turn right for St. Hilary. On entering the village, take the first right turning signposted The Bush Inn. Drive past The Bush, down the hill, follow this road out of St Hilary where you will find New Beaupre on your left hand side.

## Location

St Hilary is a deservedly popular village comprising mostly individual detached houses grouped around the ancient Parish Church of St Hilary, the thatched Bush Inn and the Village Hall. The village roads tend to be narrow and winding which adds to the character of this delightful village. St Hilary is situated in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles to the south whilst enjoying easy access to the main road network, particularly the A48 and M4, bringing major centres including the capital city of Cardiff within comfortable commuting distance. We would recommend that you go online to the St Hilary Community Website to get a fuller picture of what the village can offer. The market town of Cowbridge offers its extensive range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local including Waitrose, a library, a health centre, sports and recreational facilities including a leisure centre, and an extensive range of sports clubs.

- Exceptional Grade II listed Georgian residence
  - Spanning to over 7,400 sq/ft
- Six bedrooms, six bathrooms and seven reception rooms
  - Triple garage and range of outbuildings
- Situated in a private and secluded location on the outskirts of St Hilary
- Guest annexe including large living room, double bedroom and en-suite
- Immaculate gardens and surrounding grounds extending to approximately 3.43 acres
- High quality fixtures and appointments throughout, including Adam Elliot kitchen

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FLOOR 3

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 FLOOR 1: 4520 sq ft, FLOOR 2: 2640 sq ft, FLOOR 3: 250 sq ft  
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### VAT

The prospective purchaser should familiarise themselves with the VAT status of the property. Should any sale of the property become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

### Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry Plans. Any plans within these particulars are published for illustrative purposes. The accuracy of such plans are not guaranteed.

### Boundaries

A purchaser shall and will be deemed to have full knowledge of all boundaries. neither the vendor or selling agents will be responsible for defining said boundaries or the ownership thereof.

### Disputes

Should a dispute arise as to the boundaries or any point referenced in the General Remarks, Stipulations, Schedule, Plan within the Particulars of Scale, the question will be referred to the arbitrator specified by selling agents, whose decision acting as expert shall be final.

### Health & Safety

Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

### Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

### Viewing Arrangements

Viewing to be arranged for daylight hours and by appointment only through the sole agents.

### All Enquiries

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Vale of Glamorgan  
CF71 7AF

Contact: David Lakin BA AssocRICS  
01446 771 777  
Email: cowbridge@harrisbirt.co.uk

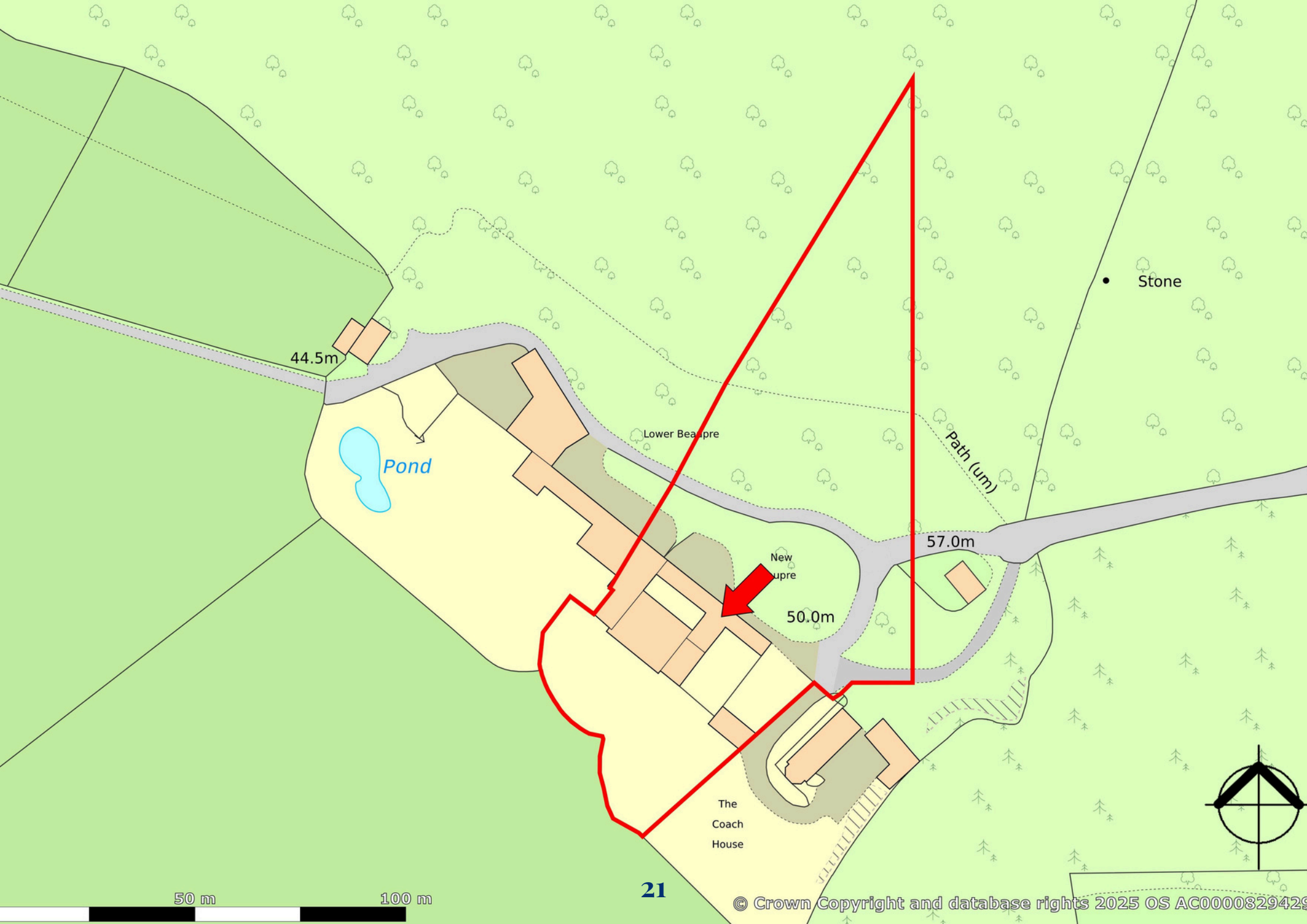
## New Beaupre House, St Hilary



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44.5m

Pond

Lower Beaupre

Path (un)

57.0m

New  
upre

50.0m

The  
Coach  
House

Stone

50 m

100 m

21

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# HARRIS & BIRT

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