

Plaisted House Llanmaes

Llantwit Major, CF61 2XR

Asking Price £750,000

HARRIS & BIRT



A charming, period property situated within the heart of the popular Vale village of Llanmaes. Believed to date back to the 17th Century the property has retained many character features including inglenook fireplaces and exposed timber beams yet has, in recent years, been adapted to suit modern day family living. The accommodation briefly comprises: entrance hall, living room, dining room, sun room, kitchen/breakfast room, utility room, study and WC to the ground floor. First floor offers four bedrooms and a family bathroom. Outside enjoys the benefit of an extremely private and tranquil south facing garden with additional garden/paddock of 0.4 acres adjacent and off road parking for several vehicles.

Llanmaes offers an attractive blend of old and new with local facilities including the parish church and the Blacksmiths Arms. More comprehensive local facilities are available in Llantwit Major, just a few minutes drive away and 12 minutes walking distance. Facilities in Llantwit Major include a wide range of shops both national and local, schooling of excellent reputation for all ages, a wide range of sporting and recreational facilities and including Llantwit Major Beach which is on the heritage coastline and just a mile to the south of the town. Usefully Llantwit Major has a railway station which connects Bridgend to Cardiff. The popular market town of Cowbridge is within easy driving distance. Easy access to the main road network brings major centres including the capital city of Cardiff within comfortable commuting distance.

- Character Property
- Four Reception Rooms
- Abundance Of Character Features Throughout
- Further Parcel of Land and Off Road Parking
- Excellent Local Schools Catchment
- Four Bedrooms
- Well Fitted Kitchen/Breakfast Room With Aga
- Spacious Landscaped & Well Stocked Garden
- Popular Vale of Glamorgan Village
- Close To Heritage Coastline

Accommodation

Ground Floor

Entrance Hall 6'7 x 18'11 (2.01m x 5.77m)
The property is entered via solid wood door into entrance hall. Picture window overlooking the rear. Stairs to first floor. Flagstone flooring. Decorative wall lights. Exposed ceiling beams. Doorway to;

Living Room 15'7 x 19'0 (4.75m x 5.79m)
Large sash window overlooking front. Further window overlooking rear. Exposed stone inglenook fireplace containing freestanding multifuel stove with a decorative stone mantle. Fitted carpet. Radiator. Pendant ceiling light. Exposed ceiling beams.

Dining Room 13'8 x 17'8 (4.17m x 5.38m)
Archway with step down from the entrance hall into dining room. Window overlooking the front. Further window overlooking the rear garden with a part glazed door into sunroom. Exposed stone inglenook fireplace containing freestanding Clearview wood burning stove on a slate hearth with an embedded oak mantle over and recessed stone bread oven. Sandstone floor tiles. Exposed painted stone staircase leads up to first floor bedroom two. Walkway through to kitchen. Exposed beams with inset lighting.

Sunroom
Glazed to all sides with glazed roof. Sliding doors opening onto rear patio. Tiled floor. Decorative wall lights. Light and power.

Kitchen/Breakfast Room 15'8 x 17'5 max (4.78m x 5.31m max)
Traditional shaker style kitchen in solid wood with features to include; range of wall and base units with granite worktops, matching upstands and tiled splashbacks, double Belfast sink with curved mixer tap, freestanding oil fired Aga with hot plates and warming ovens. Further worksurface with countertop four ring Bosch induction hob and Bosch electric oven under, under counter drinks fridge, and wood overhang offering breakfast bar seating. Integrated dishwasher behind matching decor door. Fitted larder unit with built in bench seating and storage underneath. Window overlooking rear garden. Further window to front. Continuation of tiled floor from dining room. Cluster ceiling spotlighting and undercounter lighting. Door to;

Utility Room 9'4 x 17'5 (2.84m x 5.31m)
Cupboards to match kitchen with work surface over, tiled splashback and inset stainless steel sink with curved tap and draining grooves. Space for undercounter washing machine. Wall mounted Worcester gas combination boiler. Further built in storage cabinet. Radiator. Tiled floor. Wood stable door to rear garden. Window to rear. Pendant ceiling light. Door to;

Study 9'6 x 7'6 (2.90m x 2.29m)
Large window overlooking the rear garden. Wood effect laminate floor. Radiator. Pendant ceiling light.

WC 5'2 x 4'10 (1.57m x 1.47m)
Traditional two piece suite with features to include; low level WC and vanity unit containing inset sink with hot and cold taps and storage underneath. Window to side. Decorative tiled floor. Radiator. Pendant ceiling light. Extractor fan.

First Floor

Landing
Staircase from ground floor onto first floor landing. Low level picture window overlooking the rear patio. Fitted carpet. High level window to rear. Further window overlooking front. Recessed storage cupboard. Loft access hatch. Radiator. Pendant ceiling lights. Door offering access to bedrooms three and four with further window overlooking the rear garden. Radiator. Pendant ceiling light.

Master Bedroom 15'10 x 19'3 (4.83m x 5.87m)
Duel aspect sash windows to front and rear. Fitted carpet. Radiator. Pendant ceiling light. Door into walk in dressing room with fitted carpet and ceiling spotlights.

Bedroom Two 15'2 x 14'4 (4.62m x 4.37m)
Window overlooking the rear garden. Part exposed painted stone walls. Opening from original staircase from the ground floor dining room. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom One 7'4 x 7'9 (2.24m x 2.36m)
Traditional three piece suite in white with features to include; panelled bath with taps and wall mounted overhead shower, pedestal wash hand basin with hot and cold taps and low level WC. Part tongue and grove panelled walls. Further tiled wall. Tiled floor. Obscure glazed window to front. Radiator. Ceiling spotlights. Shaving point.

Bedroom Three 8'9 x 13'2 (2.67m x 4.01m)
Window overlooking the rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 6'8 x 9'1 (2.03m x 2.77m)
Window to front. Fitted carpet. Radiator. Pendant ceiling light. Loft access hatch.

Bathroom Two 7'10 x 3'2 (2.39m x 0.97m)
Shower room serving bedrooms three and four with features to include; fully tiled walk in shower cubicle with wall mounted, mains connected shower, rainfall shower head and further shower head fitment, tiled niche and sliding glazed door. Low level, dual flush WC and pedestal wash hand basin with taps and tiled splashback. Part tiled walls. Tiled floor. Wall mounted vertical towel warmer. Ceiling spotlights.

Outside
The delightful south facing rear garden offers a mix of lawn with pretty planted borders well stocked with an abundance of plants, flowers and shrubs with an impressive mature willow tree offering shade and total privacy. Spacious patio area with access from the sunroom and utility room offering a tranquil place for al fresco dining alongside a calming water feature. Raised decked terrace with space for table and chairs. Stone potting shed with log store to rear. Brick built former WWII bomb shelter currently in use as a storage shed. Timber summer house. Pretty pergolas in the garden offering seating space. A quaint bridge leads across a small stream to a pedestrian side gate giving access to the adjacent gravel laid parking area providing off road parking for several vehicles. Useful range of storage sheds, outside tap and power points. A gate from the parking area leads into the paddock providing a highly versatile space for vegetable patch, keeping chickens or using as additional recreational garden space. Timber potting shed. and a further timber shed with workshop offer ample storage solutions. Oil tank which serves the Aga. Hedge boundaries to all sides open to the rear with a small stream and open field beyond.

Services
Mains electricity, water and drainage. Gas central heating via boiler housed to utility room. The Aga is run on oil via tank in the paddock. UPVC double glazing throughout. The property is Grade II listed.

Directions
Travelling from our office at 65 High Street, Cowbridge, head up the High Street westwards, and take a left onto Llantwit Major Road. Travel all the way up Llantwit Major road until you reach the T junction at Nash Manor and take a left, travel along the B4270 passing Llandow Business Park on your right until you come to the large roundabout. Take the 1st exit signposted Cardiff Airport & Llanmaes, at the next small roundabout, take the first exit. At the traffic lights turn left signposted Llanmaes. Travel into the village over the river onto Tyle House Close and take your second right, staying on Tyle House Close, At the T junction turn right and travel along this lane passing the bungalows on your right hand side. Take your next right after the phone box but before the Church, where Plaisted house is on your righthand side.












CAFÉ de PARIS





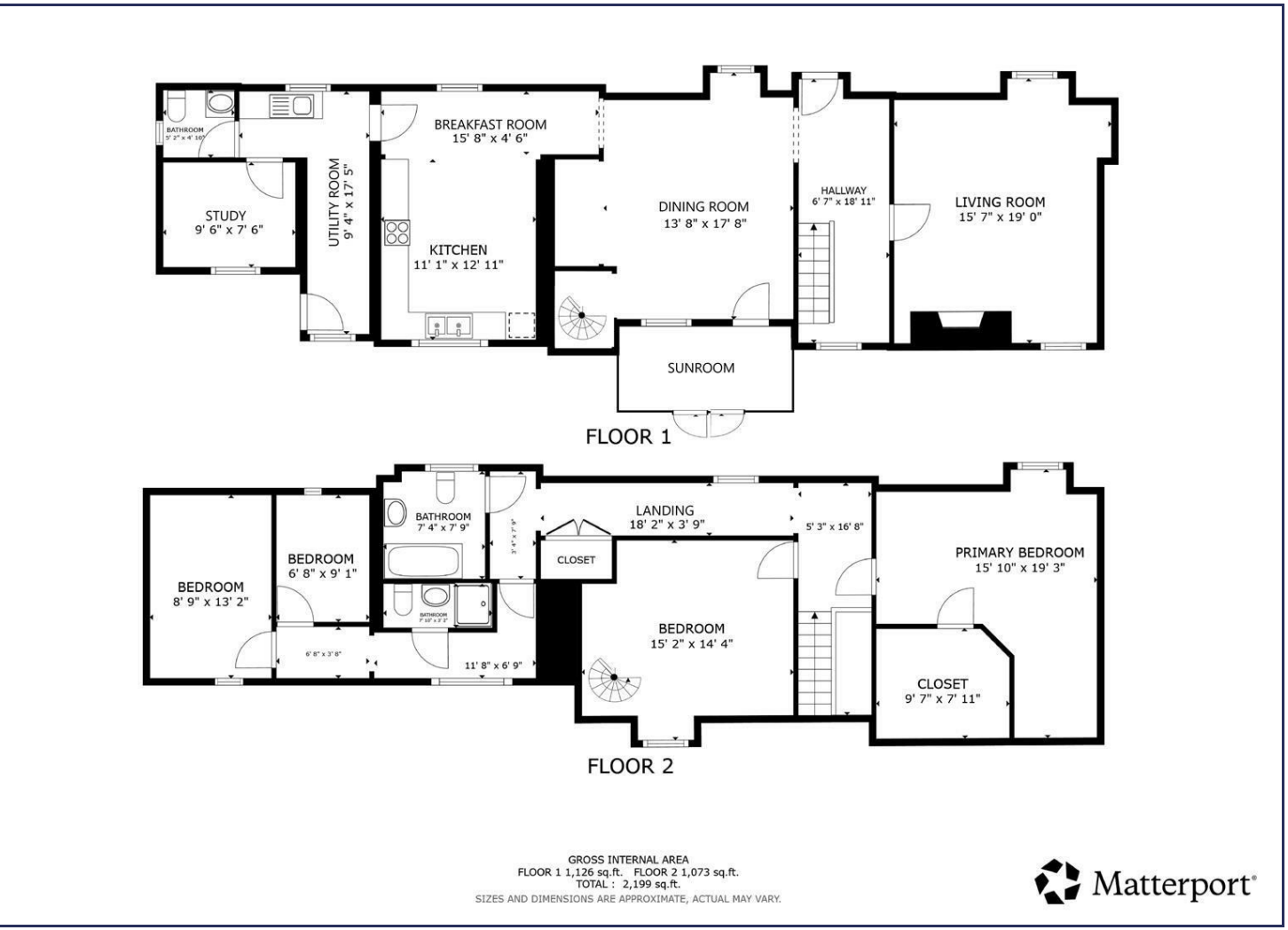
















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