

# Herbert R Thomas Son & Edwards

Estate Agents, Auctioneers and Valuers  
Chartered Surveyors

Agents for Halifax Building Society

Also at 67 Talbot Rd., Talbot Green. Tel. Llantrisant (0443) 225841

59 High St.,  
Cowbridge,  
South Glamorgan, CF7 7YL

Telephone: Cowbridge (04463) 2911/2/3

Fax: Cowbridge (04463) 4278

## GREAT HOUSE, PENLLYN

### SOUTH GLAMORGAN



### Situation and Brief Description

Great House is an imposing house, mainly of Georgian style, lying at the southern boundary of the attractive village of Penllyn. The setting of the property, against a backcloth of fine trees is particularly pleasant, and is further considerably enhanced by the nearby most impressive entrance to Penllyn Castle. The house faces south, with pleasant rural views over open pasture land.

Penllyn is one of the Vale of Glamorgan's most popular villages. It is just off the A48 within about a mile and a half of Cowbridge the noted Vale of Glamorgan market town with excellent shopping, schooling, recreational and cultural facilities.

Bridgend and Cardiff are within very easy travelling distance, and the nearest junction of the M4 Motorway is only some 3 miles to the north. Also within easy reach is the coast and its sandy beaches, and a number of excellent golf courses.

Great House is a Grade II listed dwelling. It is partly built in Georgian style with smooth rendered and fine pebble dashed elevations under a slate roof. The property has been altered over the years and possesses interesting period features including deep skirtings, Dado and picture rails in a number of rooms; attractive coving and original panelled doors as well as a fine spindelled oak staircase.

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of Contract, Warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas, Son and Edwards.



Great House, Penllyn, South Glamorgan

Features which have in the past been blocked off but which we understand still exist include a stone spiral staircase, cellar and various stone niches.

The accommodation, which is well-proportioned, includes hallway, drawing room, sitting room, dining room, large kitchen/breakfast room, utility room and down-stairs shower room as well as a large store room to the rear of the ground floor offering potential for a fourth reception room. On the first and second floors, both approached by a fine, mainly oak staircase, are six double bedrooms and a large family bathroom.

To the front is a lawned area and planning permission has been obtained for vehicular access to the side of the property. At the rear is a large mature garden largely surrounded by high stone boundary walls which offer considerable privacy and shelter.

Great House is a property requiring some attention but enjoys exceptional accommodation both in size and character with a most attractive garden and fine position. The Agents unhesitatingly recommend an early inspection.

The accommodation comprises :-

Timber front door with wrought iron door furniture to:-

HALLWAY

Quarry tiled floor. Dado rail. Coved ceiling and centre light. Original panelled doors to:-

DRAWING ROOM  
17'4" x 16'10"

Original shuttered windows to South facing front elevation. Dado and picture rails. Coved ceiling and centre light. Fireplace measuring 5' x 5' with carved timber surround and matching marble inset and hearth.

DINING ROOM  
15'2" x 11'9"

Window overlooking fields to the north. Dado and picture rails. Modern fireplace with reconstituted stone surround and hearth. Door to spindelled staircase leading to first floor. Further door from dining room to:-

SITTING ROOM  
19' x 16'3"

A magnificently proportioned room with two windows to front. Beamed ceiling. Brick fireplace and hearth set within a much larger original opening which is still visible of 5'6" in height x 5'10" in width. Feature timber panelled wall with double and single cupboards. Thermoplastic tiled floor. Door to:-

/Kitchen . . .



Great House, Penllyn, South Glamorgan

KITCHEN

28'6" x 8'3"

Windows to front and side. Range of base and wall units. Part tiled. Artexed ceiling and strip light. Double doored airing cupboard. Good breakfast area. Telephone point. Thermoplastic tiled floor. Door to:

UTILITY ROOM

14' x 8'8"

With artexed ceiling and centre light. Pantry, coat hanging space. Thermoplastic tiled floor. Door to:

SHOWER-ROOM

Comprising low level flush W.C, wash-hand basin and shower cubicle. Tiled floor.

Door from the main hallway with further door from the lobby off the bottom of the main stairs to:

STORE ROOM

18' x 9'7"

Window and door to rear. Flagstone floor. Stainless steel sink and drainer. Range of storage cupboards. Plumbing for washing machine. A room totally integral with the main accommodation and offering potential for a fourth reception room.

Staircase from dining room to:

HALF LANDING

With shuttered window to rear and door to:

FAMILY BATHROOM

18'3" x 9'5"

A very large family bathroom with window to rear. Comprising low level flush W.C, wash-hand basin and panelled bath. Part tiled. Loft access.

AIRING CUPBOARD

With lagged hot water cylinder tank.

Further steps from half landing up to:

MAIN LANDING

With coved ceiling. Panelled doors to:

BEDROOM 1

16'7" x 16'6"

Delightfully proportioned bedroom with shuttered windows to the front. Coved ceiling and centre light.

/ Bedroom 2.....



Great House, Penllyn, South Glamorgan

BEDROOM 2

17'4" x 12'8"

Again with shuttered windows and window seats to rural South facing aspect. Dado rail, coved ceiling and centre light.

Three steps down from the main landing to :-

INTERNAL LOBBY

With shelved niche. Doors to :-

BEDROOM 3

12'2" x 9'3"

Window to front with thick stone walls a particular feature. Centre light.

BEDROOM 4

16'7" x 9'1"

Window to front. Artexed ceiling and centre light.

Alternatively, bedroom 3 and 4, which are partitioned off from one another, would make an ideal master bedroom or suite measuring approximately 18'4" x 16'7".

The principal staircase continues up to the second floor with half landing and attractive arched feature window to:-

SECOND FLOOR

LANDING

With corner beams and double cupboard. Doors to:-

BEDROOM 5

17' x 12'4"

With unusual low level feature window to front. Original fireplace surround with full length storage cupboards to either side. Centre light and loft access.

BEDROOM 6

14'3" x 13'

Window to front. Centre light. Arched opening to:-

DRESSING ROOM

11'7" x 6'

With third matching high level window to front elevation. Ceiling light.

OUTSIDE

FRONT

To the front of the property are attractive lawns and borders with a group of shrubs to the Eastern side. Pathway leading to front door. Wrought iron fencing to front boundary. Planning Permission has been granted for vehicular access off the highway into the property.

/Rear . . .



Great House, Penllyn, South Glamorgan

REAR

The large rear garden enjoys the benefit of considerable privacy due to substantial stone walling around the boundaries and is principally laid to lawn, with kitchen garden area including a variety of fruit bushes.

SERVICES

Mains water, drainage and electricity.

TENURE

FREEHOLD.

RATEABLE VALUE

£253.00

GENERAL RATES PAYABLE

£559.50

PRICE

Offers are invited in the region of £230,000.

VIEWING

Strictly by Appointment with the Selling Agents, MESSRS HERBERT R THOMAS SON & EDWARDS, 59 High Street, Cowbridge, S Glam.

Tel: (04463) 2911/2/3.

THE PLAN

There is attached a Plan showing the location of the property, and a plan to scale, on which it is shown edged red.

BOUNDARIES

The Purchaser of the property is to be responsible for maintaining the existing fences and walls around the property against the Vendors retained land.

Between Points A - B and C - D (on the plan attached), where there is no boundary fence at present, the Purchaser will be responsible for erecting a 6 foot high close board fence and thereafter maintaining it in good, sound condition.

RIGHTS AND WAYLEAVES

- a) The property is sold subject to the right of the Vendors to use and maintain the length of underground sewer and inspection chamber from an adjoining retained property, and over part of Great House land, between the Points N and O and thence to the public sewer in the adjoining road, as shown on the plan attached.
- b) The property is sold subject to the right of the Vendors to use and maintain the lengths of existing private underground water supply pipe shown on the attached plan and marked F - G - H and G - J, these being required for the benefit of retained land.
- c) The property is sold with the benefit of the right to the Purchasers to use and maintain the length of underground private water main marked K - L - M on the attached plan, this pipe lying within the Vendors retained land.



Great House, Penllyn, South Glamorgan

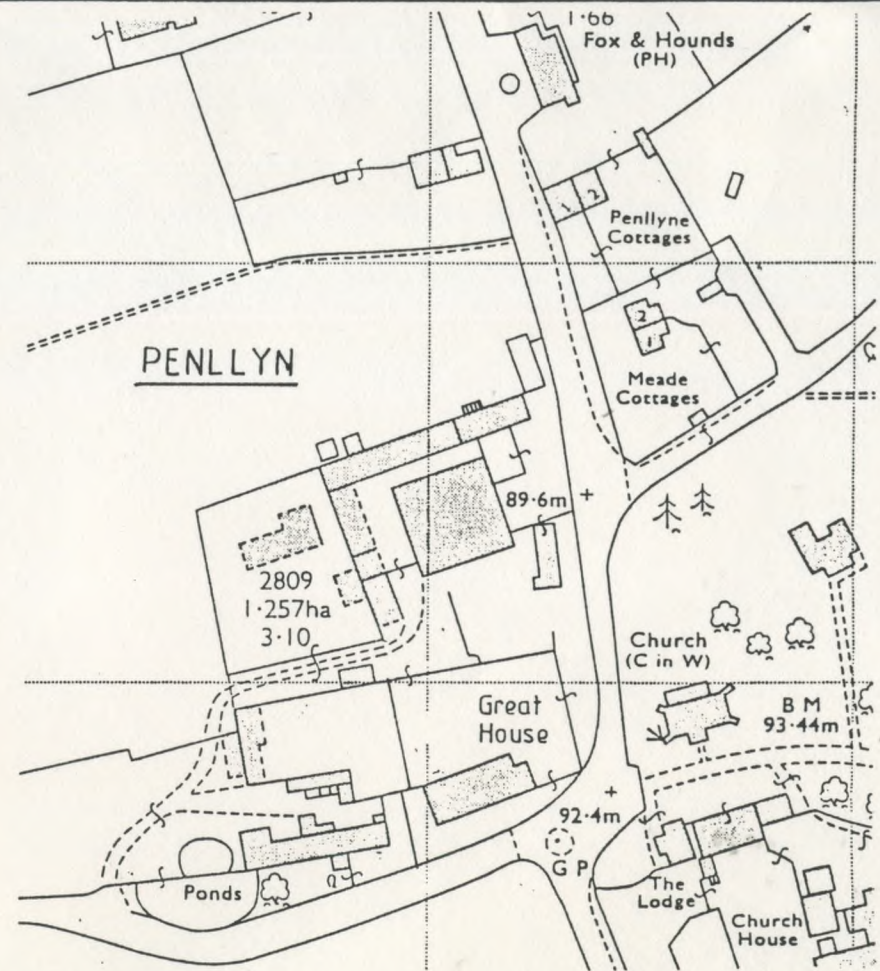
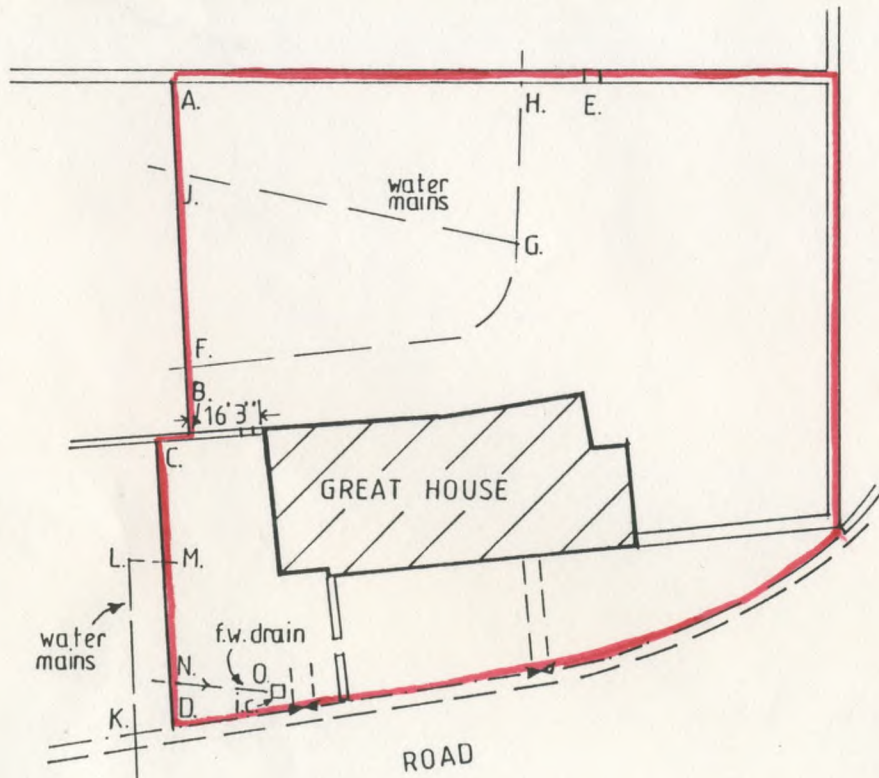
- d) The roof water drain lying to the north west of Great House leads to a soakaway. The exact position of the soakaway is not known, but if it should lie within the Vendors retained land, the Vendor retains the right to request the Purchaser to reposition the soakaway within the land sold with Great House.

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PLAN REFERRED TO

SCALE: 1 / 500



LOCATION PLAN - for identification purposes only.

NOT TO SCALE

**Herbert R Thomas**  
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59, High Street, Cowbridge  
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