



An exceptional example of a modern family home

Primrose Cottage Llancarfan CF62 3AD

Freehold



Newly improved family home • Village location • Finished throughout to an excellent standard • Separate annex accommodation with income potential • In a rural setting with modern conveniences

Local information

Llancarfan enjoys a deserved reputation as one of the prettiest villages in the Vale of Glamorgan. It nestles in a wooded valley either side of the Nant Llancarfan (stream) which runs through the village.

A conservation village, Llancarfan combines an interesting mixture of individual houses with excellent local facilities including the parish church, village hall, Fox & Hounds gastro-pub, junior school and tennis club.

Good road communications provide convenient access to the market town of Cowbridge, Cardiff city centre, Cardiff airport and the M4 motorway.

About this property

Entered into a generous entrance hallway with wooden floors, much natural light and access to the principal rooms of the house with stairs to the first floor.

The reception rooms are very generous in size, all of which are dual aspect keeping the light, airy feel.

The hub of the house is the open plan kitchen/living/dining room. The fitted kitchen is finished to an exceptional specification with integrated appliances including a double oven with warming drawer, hob, fridge, freezer and dishwasher.

The worktops are granite and a unique feature is the central, circular breakfast bar, ideal for

entertaining.

A cloakroom and utility room complete the downstairs accommodation.

Upstairs, there are four generous bedrooms, the master boasting a walk-in wardrobe and large en suite shower room.

There three other bedrooms have the choice of using a full bathroom or shower room, both finished to a very high standard.

Outside, there is a large driveway leading to the double garage with electric doors, power, light and water. Above the garage, but separately accessed is an annex with shower room and wc, kitchenette and bedroom, providing versatile accommodation including AirBnB potential.

The house is set in a well-maintained, landscaped garden backing onto farmland. There are paved seating areas, lawn and raised vegetable beds.

Tenure

Freehold

Local Authority

Vale of Glamorgan

EPC rating = D

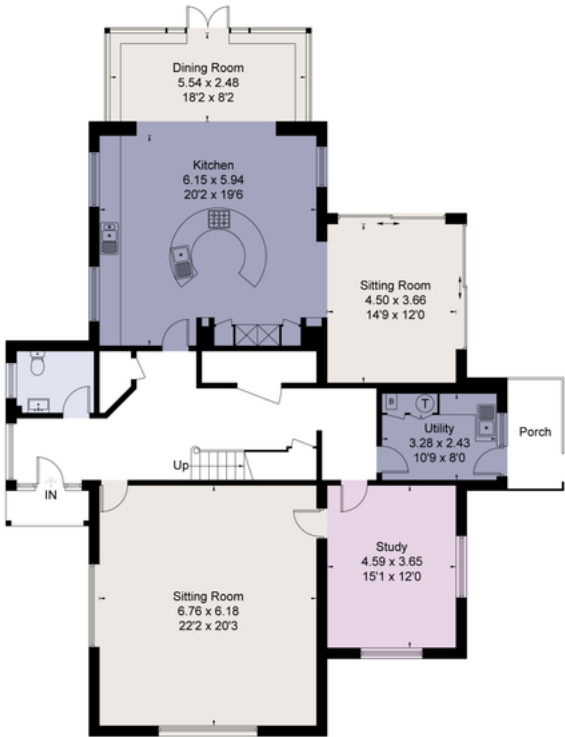
Viewing

Strictly by appointment with Savills

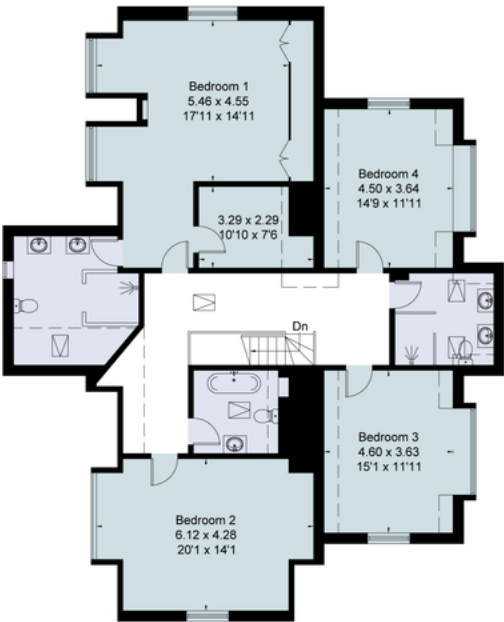




Approximate Area = 335.1 sq m / 3607 sq ft
Garage = 69.2 sq m / 745 sq ft
Total = 404.3 sq m / 4352 sq ft
Including Limited Use Area (23.7 sq m / 255 sq ft)
For identification only. Not to scale.
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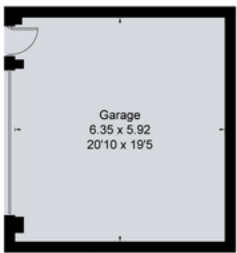
Garden Floor



First Floor



Garage - First Floor



Garage - Ground Floor
(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	68	69
England, Scotland & Wales	EU Directive 2002/91/EC	

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