An imposing Grade II* Listed Country House with exceptional interiors and extensive views over its own grounds.

Entrance hall, spectacular cantilevered staircase, drawing room, dining room, library, secondary dining room, kitchen/breakfast room, play room, domestic offices. First floor drawing room, master bedroom with en-suite bathroom, 7 further bedrooms, 3 further bathrooms, second floor kitchen. 4 apartments and 4 cottages (all currently rented and providing a significant income), a former coach house with lapsed planning consent for conversion into a 4 bedroom house, a walled garden, mature gardens and grounds extending in all to approximately 43.008 acres or 17.4047 hectares.

Sole Selling Agents

WATTS AND MORGAN
Chartered Surveyors, Auctioneers & Estate Agents
55 High Street, Cowbridge, Vale of Glamorgan CF71 7AE
Tel: (01446) 773500
Email: matthew.wright@wattsandmorgan.co.uk
www.wattsandmorgan.co.uk
SITUATION
Llanharan House is one of South Wales’ most prestigious Country Homes and situated in an area historically known as “The Border Vale” being to the north of the Vale of Glamorgan, about 8 miles from the county market town of Cowbridge and 8 miles from Bridgend. Llantrisant, being some 3 miles away, provides good, local shopping facilities. The City Centre of Cardiff is within 13 miles and includes comprehensive retail and commercial facilities, the Millenium Stadium, theatres and concert halls, leisure and sporting facilities, in addition to a main-line rail link to London (Paddington) in around two hours. Communications are excellent with easy access to the M4 (J 34) 3½ miles and (J35) 3½ miles away. There are a number of good schools in the area for both boys and girls, particularly in Cardiff.

Llanharran House enjoys “the best of both worlds” being situated in midst of rural surroundings yet is within a few minutes drive of the historic town of Llantrisant which in turn is some 2½ miles to the north of Junction 34 of the M4 Motorway – this providing access to Cardiff, major road networks and other Commercial Centres in the region.

The town of Llantrisant includes a leisure centre and a wide-range of shopping facilities. The village of Llanharan includes a small selection of shops and a new railway station with services to Cardiff. There are several Golf Clubs in the area and the prestigious Vale of Glamorgan Country Club offers tennis, squash, yoga, a gymnasium, swimming pool, golf driving ranges and courses.

The “Heritage Coast Conservation Area” lies along the southern and western sides of The Vale of Glamorgan and includes cliff-tops walks and a mixture of stony and sandy beaches. Further afield is the Gower Peninsular off the Swansea coast, with its fine fishing, swimming and sailing facilities.

Cardiff (Wales) Airport is some 17 miles and offers national and international flights with a daily service to London.

BRIEF HISTORICAL NOTES
The property is described in detail in the The Royal Commission on Ancient and Historical Monuments in Wales book, “The Greater Houses of Glamorgan”. and is one of the few houses mentioned which still remains standing and in private occupation. A copy of the entry for Llanharan House can be obtained from our Cowbridge Office.

Llanharan House is an imposing Grade II* Listed Country House in a splendid elevated position over looking its gardens and grounds. It was constructed in 1756. Approximately 30 years later the magnificent cantilevered staircase was built for the Powell family. A few years later in 1806 it was sold to Richard Jenkin who founded the Llanharan Hunt. The house was extended in 1910 to provide the large dining room and first floor drawing room together with other additions.

BRIEF DESCRIPTION
Llanharan House has been in the same family ownership for approximately 57 years. In recent times the vendor has converted the former stable block into 4 cottages, winning awards for the sympathetic conversion.

The house is approached over a pair of long sweeping drives; one leading round to the “stable block cottages” and the principal drive terminating in a parking area to the front of the main house.

The accommodation is arranged over 3 floors, and including the 4 flats, extends to over 17,000 sq.ft. (1580 sq.m). There is a series of wonderful reception rooms of great proportions enjoying south facing views over the gardens and grounds. The ground floor is dominated by the spectacular cantilevered staircase which provides access to all floors. There is an abundance of period features including some splendid panelling, original fireplaces and exquisite plaster work. The Victorian Wing of the main house has currently been divided up into 4 separate apartments, however these could be incorporated to provide further main house accommodation.

The stable yard has also been converted to provide 4 cottages, which are currently let and providing a healthy income (further details below).

Llanharan House has all the features of an important country house with its imposing façade, long approach, well-proportioned rooms and extensive views over its grounds, and although currently used as a private residence, could be suitable as a Country House Hotel or a Conference Centre - subject to obtaining the necessary consents.

The arrangement of the accommodation together with the measurements can be seen on the floor plans contained within the rear of this brochure. However the principal rooms can be briefly described as follows;

ACCOMMODATION
Fitted carpets, as seen, are included in the asking price. The accommodation, with approximate room sizes, briefly comprises:-

Reception Hall
This is dominated by the spectacular cantilevered staircase. Parquet floors and doors leading off to the majority of the receptions rooms.

Sitting Room  6.33 x 5.86  (20'9" x 19'3")
Of good proportions with 2 recessed alcoves, plaster work to ceiling and shuttered windows. Views over the gardens and grounds.
Dining Room   6.09 x 6.03  (20'0" x 19'9")

Old Kitchen   6.06 x 5.03  (19'11" x 16'6")

Library   6.25 x 6.00  (20'6" x 19'8")
With handsome fireplace and views south over the gardens and grounds.

Old Dining Room   9.12 x 8.56  (29'11" x 28'1")
Panelled to dado height with large bay window, handsome cornice.

Kitchen   8.25 x 5.78  (27'1" x 19'0")
Fully panelled and recently converted to form the principal kitchen. A range of units constructed by Smallbone, to one end, together with island unit.

Playroom   6.06 x 4.87  (19'11" x 16'0")
There is also a rear hall with access to the secondary staircase.

First Floor

Bedroom 1   5.87 x 5.35  (19'3" x 17'7")
Master bedroom suite, comprising of bedroom, bathroom and ample cupboard space.

Bedroom 2   6.03 x 5.62  (19'9" x 18'5")

Bathroom 2

Bedroom 3   5.43 x 4.82  (17'10" x 15'10")

Bedroom 4   6.09 x 5.60  (20'0" x 18'4")

Bathroom 3

Bedroom 5   6.12 x 3.88  (20'1" x 12'9")

Second Floor

Bedroom 6   6.03 x 5.62  (19'9" x 18'5")

Bedroom 7   5.37 x 4.80  (17'7" x 15'9")

Bedroom 8   6.03 x 5.64  (19'9" x 18'6")

Bathroom 4

Staff Kitchen   5.21 x 4.13  (17'1" x 13'7")

OUTSIDE
Beyond the courtyard and positioned to the north of the house, is a Coach House constructed of stone, under a Welsh slate roof. This building has a lapsed planning consent for conversion to a 4 bedroom house but could also lend itself for an indoor pool complex – subject to obtaining the usual consents. To the west of the house is a former kitchen garden.

Gardens and Grounds
The gardens and grounds have been well maintained and provide a fine setting for the house. There is an abundance of azaleas and rhododendrons lining the main drive leading to the house providing some wonderful colour. The house is sheltered and protected to the north by a large bank of woodland with the principal gardens and grounds stretching south. There are parkland style grounds to the front and an attractive back drop of broadleaf woodland. Furthermore, there is a kitchen garden to the east of the house. In all the grounds included in Lots 1 and 2 extend to approximately 43.008 acres or 17.4047 hectares.

The four apartments attached to the rear of the main property currently produce the following income:

<table>
<thead>
<tr>
<th>Name</th>
<th>Accommodation</th>
<th>Rent per calendar month</th>
<th>Rent per annum</th>
<th>Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment 1</td>
<td>2 bedrooms, sitting room, kitchen</td>
<td>£500</td>
<td>6000</td>
<td>Assured Shorthold Tenancy</td>
</tr>
<tr>
<td>Apartment 2</td>
<td>2 bedrooms, sitting room, kitchen</td>
<td>£500</td>
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<td>Assured Shorthold Tenancy</td>
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<tr>
<td>Apartment 3</td>
<td>2 bedrooms, sitting room, kitchen</td>
<td>£500</td>
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<td>Assured Shorthold Tenancy</td>
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<tr>
<td>Courtyard</td>
<td>2 bedrooms, sitting room, kitchen/breakfast room</td>
<td>£550</td>
<td>6600</td>
<td>Assured Shorthold Tenancy</td>
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<tr>
<td>Total</td>
<td></td>
<td></td>
<td><strong>£2,000</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>£24,600</strong></td>
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</table>
The current owners converted the former Stable Block, in 1996 and it is constructed of stone under a Welsh slate roof, now providing 3 cottages and an apartment flat. The conversion has been done sympathetically and to a high standard and in 1997 received from the C.L.A, the award for the western area of the UK for the conversion of farm buildings. The stable block generates the following income:

<table>
<thead>
<tr>
<th>Name</th>
<th>Accommodation</th>
<th>Rent per calendar month</th>
<th>Rent per annum</th>
<th>Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stables Cottage</td>
<td>3 bedrooms, sitting room, kitchen</td>
<td>£660</td>
<td>7920</td>
<td>Assured Shorthold, Tenancy</td>
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<tr>
<td>Park Cottage</td>
<td>3 bedrooms, sitting room, kitchen</td>
<td>£650</td>
<td>7800</td>
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<tr>
<td>Clock Tower</td>
<td>2 bedrooms, sitting room, kitchen</td>
<td>£580</td>
<td>6960</td>
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</tr>
<tr>
<td>Garden</td>
<td>2 bedrooms, sitting room, kitchen</td>
<td>£500</td>
<td>6000</td>
<td>Assured Shorthold, Tenancy</td>
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<tr>
<td>Total</td>
<td></td>
<td></td>
<td>£2,390</td>
<td>£28,680</td>
</tr>
</tbody>
</table>

SERVICES
Main house; mains electricity, water, drainage. Oil fired boiler with central heating radiators.

TENURE
Freehold.

Alternatively the property can be acquired in two separate Lots, as denoted in Plan L1 below:

Lot 1, incorporates the main house, the four apartments and grounds of approximately 30.55 acres.

Lot 2, as shown on the plan, and comprising an award winning conversion of four cottages, two spring fed former trout ponds set in a total of approximately 12.457 acres. Lot 2 can only be purchased once a purchaser for Lot 1 has had the first option to purchase.
Note:
This plan is published for the convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
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