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Rectory Court, Llanmaes Llantwit Major

£850,000

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# About the property

Tucked away at the end of a quiet cul-de-sac, stands a beautifully presented and generously proportioned family home, set within a sheltered and private plot approaching a quarter of an acre. Offering flexible and spacious accommodation throughout, this immaculate property is perfectly suited to modern family living .

A covered porch opens into a bright central hallway, with stairs to the first floor and doors to all principal ground floor rooms.

To the front, the lounge features a deep bay window with fitted seat and flows into the dining room via elegant double doors. The adjoining kitchen-breakfast room is the heart of the home, bright, spacious, and opening out to the rear patio and garden.

The kitchen is fitted with a contemporary range of units and integrated appliances including a range cooker, fridge, microwave, and dishwasher. A separate utility room offers additional storage, laundry facilities, and a fully integrated freezer.

Beyond, a large L-shaped family sitting room enjoys sliding doors to the garden and a wood-burning stove set within a recessed chimney breast. A spiral staircase adds character and leads to the upper floor, providing private access to a versatile top-floor bedroom.

Upstairs, a central landing leads to two principal double bedrooms with en suites, while an inner landing with fitted wardrobes gives access to two further doubles and a stylish family bathroom. Beyond this is an exceptionally spacious fifth bedroom, ideal as a guest suite.

# Accommodation

## Location

Llanmaes is a small well regarded village includes an ancient parish Church at one end of the village and a public house at the other. The town of Llantwit Major is just a few minutes drive away and offers excellent local facilities including a train station and well regarded schooling, a wide range of shops and leisure and sporting facilities. The old town is particularly attractive with its narrow winding streets and the town beach on the Heritage Coastline is just a mile or so to the south.

## Directions

From Cowbridge, travel west along Westgate and turn left onto Llantwit Major Road. Continue for about three miles to a T-junction and turn left following signs for Llantwit Major. Proceed through the next roundabout and straight over the mini-roundabout. At the traffic lights, turn left into Llanmaes. Rectory Court is the second turning on the left, and No. 8 is located at the head of the cul-de-sac.

## Hallway

A covered porch leads into a spacious central hallway, from which a staircase leads to the first floor and doors to all ground floor rooms are accessed.

## Cloakroom

Fitted with low level w.c pedestal wash hand basin, tiled flooring. Part tiled walls and heated towel rail in chrome.





### Study

10' 9" x 10' 1" ( 3.28m x 3.07m )  
A versatile room currently used as a home office. Wooden framed window to the front aspect. Wood effect flooring.

### Lounge

19' 9" x 14' 7" ( 6.02m x 4.45m )  
A very spacious principal reception room, with a large, deep bay window to the front aspect with fitted window seat. Fireplace housing a gas fire. Obscure glazed window to the side. Fitted carpets. Double doors lead through to the dining room.

### Dining Room

11' 9" x 12' 1" ( 3.58m x 3.68m )  
Spacious room which can accommodate a large dining table and sideboard, window to the rear aspect overlooking the rear garden. Radiator and door through to the spacious kitchen /breakfast room.

### Kitchen / Breakfast Room

19' 11" max x 16' 3" max ( 6.07m max x 4.95m max )  
At the heart of the home lies a stunning kitchen and breakfast room—an inviting, light-filled space designed for both everyday living and entertaining. This expansive



area seamlessly opens onto the rear patio and garden, blending indoor comfort with outdoor charm. The kitchen is beautifully appointed with an array of stylish wall and base units, offering ample storage and an elegant aesthetic.

Integrated appliances, including a range cooker, fridge, microwave, and dishwasher, ensures modern convenience. Durable tiled flooring runs throughout, enhancing both practicality and style. There's generous space for a large dining table and chairs, perfectly positioned to enjoy uninterrupted views of the beautifully landscaped rear garden.

### Family Room

20' 3" x 18' 1" ( 6.17m x 5.51m )  
Another very large reception room with a wood burning stove. Sliding doors open out on to the rear garden. wood effect flooring. There is also a spiral staircase leading to the first floor, meaning that this space would be perfect for some independent / self contained living as the staircase provides access to a very large bedroom (bedroom 3) and a bathroom on the first floor.

### Utility Room

Fitted with more wall and base units. Space and plumbing for appliances. Door leading to the side of the property.



### First Floor Landing

Upstairs, a central landing provides access to the two main bedrooms. An inner landing, complete with fitted wardrobes, leads to two additional double bedrooms and a stylish family bathroom. Beyond the bathroom is another landing area that opens into an exceptionally large fifth bedroom, which also benefits from a spiral staircase descending to the family sitting room below—creating a unique and flexible living arrangement.

### Master Bedroom

16' 7" x 14' 8" ( 5.05m x 4.47m )  
Large principal bedroom positioned at the front of the property with large wooden framed window. Fitted carpets. Door leading to large airing cupboard housing water tank and hanging rail.

### Dressing Room

Thoughtfully designed storage cupboards and hanging rails in this walk in dressing room.

### En-Suite

This spacious en-suite is well appointed and designed. It features a corner shower cubicle, bidet, and a low level w.c with a concealed cistern. "His and hers" wash hand





basins integrated into a vanity unit providing ample storage. Above the basins are two large mirrors. tiled flooring and spotlights.

### Bedroom Two

11' 11" x 10' 9" ( 3.63m x 3.28m )  
Box bay window to the front of the property. Fitted carpets. Double doors leading to the en-suite.

### En-Suite

Shower cubicle, wash hand basin and w.c.

### Inner Hallway

There is an inner hallway providing direct access to bedrooms four and five with built in double wardrobes to either side.

### Bedroom Four

11' 9" x 7' 7" ( 3.58m x 2.31m )  
Double glazed window to the side aspect. Fitted carpets and radiator.



### Bedroom Five

11' 6" x 8' 2" ( 3.51m x 2.49m )  
Double glazed window to the rear aspect. Fitted carpets.

### Family Bathroom

From the Inner hallway leading to the spacious family bathroom. Fully tiled wall and floor. Bath with overhead shower and glass shower screen. Pedestal wash hand basin, low level w.c. Obscure window to the side aspect.

### Bedroom Three

18' 2" x 10' 9" ( 5.54m x 3.28m )  
A very large bedroom with two double glazed dual aspect windows and wood effect flooring..

### Double Garage And Gardens

Nestled at the head of the cul-de-sac, the property sits within a beautifully maintained plot of around 0.25 acres. Access is via a shared driveway leading to a private block-paved parking and turning area in front of the home. This area also gives entry to a large garage (approximately 5.5m x 5.5m) with twin up-and-over doors, power supply, eaves storage, and a pedestrian path leading to the rear entrance.



The rear garden is a peaceful and private haven, primarily laid to lawn and enclosed by hedges and fencing. A spacious flagstone patio is accessible from both the kitchen-breakfast room and family sitting room, providing a perfect spot to enjoy the late morning and afternoon sun. An additional area lies at the far end of the garden, complete with a timber summer house and views back toward the house and lawn.



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