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Thistledown, Southerndown Vale Of Glamorgan

£1,250,000

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## About the property

An exceptional architect-designed four/five bedroom detached home, perfectly positioned in the heart of Southerndown with uninterrupted views of farmland and the sea. Built in 2021 by the current owners, this contemporary home features an elevated layout to maximise its breathtaking surroundings.

The ground floor offers four spacious double bedrooms, three with stylish en-suites, fitted wardrobes, and direct access to terraces. A modern family bathroom and a well-equipped laundry room complete the level.

Upstairs, the stunning open-plan kitchen/living/dining area is the social heart of the home. Bathed in natural light from full-height glazing, rooflights, and a striking stained-glass window, it features a wood-burning stove, deep window seats with sweeping views, and built-in dining benches offering storage. The sleek kitchen by Wren, includes Corian worktops, a matching island, and integrated appliances. Sliding doors lead to a generous balcony with three overhead heaters, perfect for year-round sunset views.

A fifth bedroom or home office adds further flexibility with cloakroom off.

Externally, the home impresses with a fob operated gated driveway for multiple vehicles, an outdoor kitchen with pizza oven, a timber bar, heated seating area, a large porcelain patio, raised deck with timber pergola, and a summer house (first-fix ready) ideal as a gym or office. Landscape lawns, raised planters, a covered hot tub area, and secure fencing complete this unique offering.

## Accommodation

### Location

Southerndown Village is nestled in picturesque countryside, adjacent to the Heritage Coastline, which features stunning cliff-top walks and a mix of sandy and rocky beaches. The village offers a charming combination of traditional and modern homes, alongside popular spots like the 'Frolics' restaurant, the Three Golden Cups pub, a church, a cricket club, and a bathing beach. The Wales Coast Path runs through the village, adding to its appeal. For shopping, residents typically visit the nearby village of St. Brides Major, which also hosts a well-regarded primary school. Southerndown falls within the catchment area for Cowbridge Comprehensive School.

The Vale of Glamorgan provides a wide variety of leisure activities and outdoor pursuits. The town of Cowbridge boasts a leisure center, numerous sports clubs, excellent restaurants, and independent shops. Golf enthusiasts have several nearby options, including Royal Porthcawl, St. Mary Hill, and the Southerndown Course. A bit further away, the Gower Peninsula along the Swansea coast offers opportunities for fishing, swimming, and sailing.

### High Quality Specification

This exceptional property features engineered wood flooring in a timeless herringbone design, complemented by a bespoke oak staircase with sleek glass balustrades. Comfort is paramount with zoned underfloor heating throughout the first floor, and all bathrooms and en-suites enjoy additional underfloor heating and sensor-controlled lighting. The bathrooms, designed in London by TBK, offer a luxurious





and contemporary finish, while bespoke wardrobes from Town & Country include interior lighting for added convenience. The designer kitchen and matching Island Unit from Wren is fitted with durable Corian worktops and high-spec appliances including two Siemens multi-function ovens, two Zanussi warming drawers, a Zanussi microwave, a Hotpoint wine fridge, waste disposal unit, and a hot tap. Heating is efficiently managed by the IDEAL Evomax 2 commercial boiler, which also powers the summer house. Outdoor spaces are thoughtfully designed with three Wi-Fi-controlled overhead heaters on the balcony, integrated electric heating under the front terrace seating, and external plug sockets. The property is secured with electric gates and an intercom system on both floors, offering both luxury and practicality in every detail.

### The Property

Originally acquired in 2019 as a traditional three-bedroom bungalow, this remarkable property has since undergone a complete transformation. The current owners have reimaged the space into a sophisticated, architecturally designed seaside residence that blends style, comfort, and functionality. Set in an enviable coastal location, the home now offers upside-down living to fully embrace the breathtaking views of its surroundings.

From the moment you enter, the attention to detail is apparent in every corner. The ground floor features four generously sized double bedrooms, three of which open directly onto private outdoor terraces. Each en-suite is beautifully appointed with



high-end fixtures, contemporary patterned tiles, and sensor-activated lighting, adding both luxury and practicality. The refined design continues with bespoke fitted wardrobes, complete with interior lighting, in three bedrooms, while engineered oak flooring and an elegant oak staircase with glass balustrades add to the home's modern appeal.

Upstairs, the expansive open-plan living area has been thoughtfully zoned to accommodate every aspect of modern family life, spaces for dining, entertaining, and relaxing all flow seamlessly together. The contemporary wood-burning stove offers a cozy focal point, while underfloor heating ensures comfort throughout the seasons. Floor-to-ceiling glazing floods the space with natural light and frames captivating coastal views from every angle.

The upper front elevation is entirely glazed, featuring two large sliding doors and a fixed picture window that open out onto a spacious balcony. Complete with a sleek glass balustrade and three overhead patio heaters, this outdoor space is designed for year-round enjoyment. A separate study or optional fifth bedroom completes the upper floor, ideal for those seeking a flexible home working space.

### Entrance Hallway

25' 2" max x 14' 9" max ( 7.67m max x 4.50m max )  
Features engineered oak flooring laid in a classic herringbone pattern. A staircase rises to the first floor, with convenient



understairs storage tucked neatly beneath. A sleek white vertical radiator adds a modern touch, while doors provide access to all ground floor rooms. A UPVC door at the rear opens directly into the garden, creating an easy connection to the outdoor space.

### Master Bedroom

21' 7" x 18' max ( 6.58m x 5.49m max )

The spacious principal bedroom is finished with fitted carpets and features large double-glazed patio doors that open onto a paved front terrace, inviting in natural light. Thoughtfully designed for both comfort and functionality, the room includes two separate sets of built-in wardrobes and a dressing table.

### En-Suite

14' 8" x 8' 5" ( 4.47m x 2.57m )

This stunning en suite showcases a palette of sophisticated tones, beautifully enhanced by fully tiled walls and floors with stylish contrasting accents. Twin "his and hers" sinks are set within a sleek vanity unit, topped by a large demister mirror. A low-level WC with a concealed cistern blends seamlessly into the design, complemented by recessed shelving for a clean, minimalist look.

Elevated slightly is a fully tiled wet room-style shower, enclosed by dual glass screens and fitted with a luxurious "Raindance" overhead shower and separate handheld attachment. Completing this spa-like retreat is a striking white oval





double-ended freestanding bath, accompanied by a freestanding Raindance shower fixture. Finishing touches include spotlights, an extractor fan, and a large chrome heated towel radiator.

**Bedroom Two**

19' 8" max x 13' 1" ( 5.99m max x 3.99m )  
This generous double bedroom has the potential to serve as a self-contained suite, with direct access to the rear garden through French doors and additional windows that provide garden views and an abundance of natural light. A built-in mirrored wardrobe with a sleek gloss-finish integrated dressing table adds both style and practicality. Finished with plush thick-pile carpeting and modern spotlights, the room also benefits from a private en-suite, enhancing its versatility.

**En-Suite**

Comprising fully tiled shower cubicle with "Raindance" shower plus further handheld attachment. Wash hand basin set within vanity unit with heated mirror over, low level w.c, heated towel radiator in white, extractor fan, spotlights and tiled flooring.

**Bedroom Three**

14' 8" x 14' 1" ( 4.47m x 4.29m )  
Fitted carpets and large double-glazed patio doors that open onto a paved front terrace, filling the space with natural light. A sleek white vertical radiator adds a modern touch, while



spotlights provide a bright, contemporary finish. Additional features include a built-in mirrored wardrobe for stylish storage and a sliding door leading to the en-suite bathroom.

**En-Suite**

Fully tiled shower cubicle and coordinating tiled flooring. A sleek vanity unit houses the wash hand basin, low-level WC. Spotlights and a white heated towel radiator.

**Bedroom Four**

11' 1" x 10' 8" ( 3.38m x 3.25m )  
Double bedroom with double glazed window to the rear, fitted carpets, space for freestanding wardrobe. Vertical radiator and spotlights.

**Family Bathroom**

The bathroom features a white "P"-shaped panel bath, complete with an overhead raindance shower and a convenient handheld attachment. A low-level WC, wash hand basin, an obscure glazed rear window. Tiled flooring, spotlights and a radiator.

**Laundry Room**

Fitted with a range of wall and base units, integrated microwave, stainless steel sink. Cupboard housing space and



plumbing for washing machine and dryer. Tiled flooring and spotlights.

**First Floor**

**Open Plan Living**

42' 4" max x 29' 11" max ( 12.90m max x 9.12m max )  
The beautifully designed open-plan kitchen, living, and dining space forms the vibrant hub of the home. Flooded with natural light from expansive full-height windows, overhead rooflights, and a stained-glass feature, it offers an inviting setting for everyday living and entertaining alike.

**Kitchen /Breakfast Area**

The sleek, modern kitchen by Wren, features elegant Corian worktops and a matching central island unit, housing a large induction hob, with under-counter lighting and generous deep storage drawers. High-spec Siemens WiFi-enabled multifunction ovens and twin Zanussi warming drawers, making it ideal for both everyday use and entertaining. Additional appliances include a Hotpoint wine fridge, a convenient hot tap, and integrated waste disposal. Patterned floor tiles lend a touch of character, while expansive double-glazed windows at the rear frame, far-reaching views. This space seamlessly flows into a cosy breakfast area, enhanced by built-in bench seating with clever hidden storage and a deep window seat, perfect for relaxed mornings.



### Dining / Lounge / Sitting Room

Designed to suit every facet of modern family life, with distinct yet seamlessly connected zones for dining, entertaining, and unwinding. A sleek, contemporary wood-burning stove creates a warm and inviting focal point.

### Study / Bedroom Five

11' 5" x 10' 5" ( 3.48m x 3.17m )

A versatile space, with Built in storage drawers and a cupboard housing an "Ideal" commercial gas boiler. Double glazed window to the rear. Zoned underfloor heating. Spotlights and door to en-suite.

### Cloakroom

Corner wash hand basin, w.c, heated towel rail in chrome, vanity mirror and spotlights.

### Gardens And Grounds

Externally, the high-spec finish continues. Situated on a private road which was re-surfaced two years ago, the property is accessed via fob-operated gates leading to an expansive gravelled driveway with ample parking. The gardens are a true extension of the living space, offering numerous seating areas finished with elegant porcelain tiling, including heated seating for cooler evenings. A bespoke timber-built James Bond-themed bar, complete with an outdoor kitchen and pizza oven, creates the ultimate entertaining space.

To the rear, a versatile summer house is left at first fix stage, offering the new owner the freedom to personalise, whether as a home office or gym. A covered decked area to the side is perfectly suited for a hot tub or year-round seating. Lawned gardens and raised planters add a final touch of greenery to this beautifully curated outdoor setting.



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