



Sant Y Nyll, St Brides-Super-Ely,
Vale of Glamorgan, CF5 6EZ





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£2,800,000 Freehold

6 Bedrooms : 3 Bathrooms : 5 Reception Rooms

A simply stunning, Grade II listed home in a commanding position, looking out over its own gardens and grounds, in total close to 13 acres. The well proportioned, generous accommodation includes: hallway, dining room, lounge, living room, conservatory, kitchen, breakfast room and study. Also utility room, ground floor bathroom and wine cellar. Master bedroom suite with dressing room and en suite bathroom; four further bedrooms and bathroom; additional second floor bedroom. Surrounding gardens and grounds including stable block, paddock and flagstone-paved seating areas.

Directions

From Cowbridge, proceed along the A48 in an easterly direction towards Cardiff. Pass through the Village of Bonvilston and, at the cross roads after leaving the village, turn left and follow the signs for Peterston-Super-Ely. Continue over the river bridge into the village and travel out of Peterston Super Ely in an easterly direction for about 1 mile. Skirt past St Brides Super Ely and after about 1/2 a mile, bear left into Heol Sant y Nyll. The gated entrance into Sant y Nyll House will be to your left, after about 150 yards.

- Cowbridge 5.7 miles
 - Cardiff City Centre 8.7 miles
 - M4 (J34, Miskin) 4.5 miles
-

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Summary of Accommodation

ABOUT THE PROPERTY

A wonderfully handsome, unique Grade II listed home in a commanding location, looking out over - and surrounded by - its own gardens and grounds of a round 20 acres, it provides an outstanding opportunity for a discerning buyer to purchase a manageable estate within the Vale and within easy reach of Peterston Super Ely, Cardiff, Cowbridge and the M4 at Misken. With extremely well proportioned and accommodation it offers adaptable living accommodation, the principal rooms - a lounge, dining room, sitting room and breakfast room - are all positioned to look out in a southerly direction over a flagstone-paved sun terrace with gardens and fields beyond. A stunning conservatory, in particular, is well placed to enjoy these views. A kitchen looks over the front driveway and gardens, towards the stable block. There is, in addition, a good sized study; a utility area; and ground floor cloakroom and bath / shower room. A basement is comprehensively fitted as a bespoke wine cellar.

To the first floor, a master bedroom suite includes a stunning en suite bathroom and a comprehensively fitted dressing room. The four additional bedrooms all have use of a family bathroom. To the attic space is a further large bedroom.

GARDENS AND GROUNDS

Set in an elevated position, Sant y Nyl enjoys fine views over its extensive, surrounding gardens and grounds. From the electric gates, a sweeping, flint chipped driveway runs to a broad parking area fronting the property. This continues to a stable block close to the northern boundary of the grounds; beyond this, in a sheltered corner of the grounds, is a fenced ménage. The gardens themselves include expansive paved seating areas and level lawns, all catching the sun as it passes throughout the day.

TENURE AND SERVICES

Freehold. Mains electric and water connect to the property. Oil fired central heating. Cess pit drainage.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



Ground Floor
Approx. 271.9 sq. metres (2928.7 sq. feet)



First Floor
Approx. 180.7 sq. metres (209.6 sq. feet)

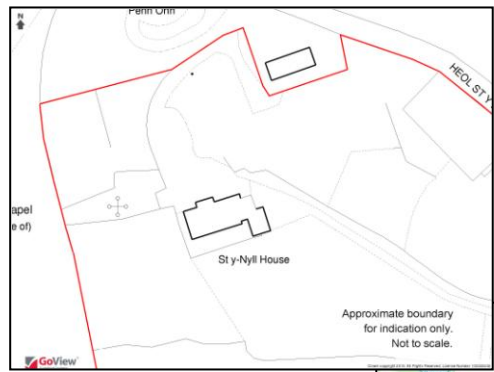


Total area: approx. 507.5 sq. metres (5463.0 sq. feet)

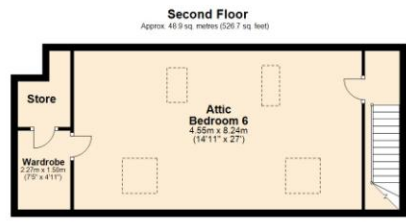
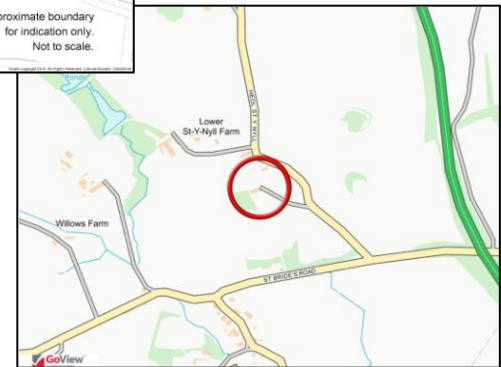
Plan produced by Wells & Morgan LLP
Plan produced using PlanIt!

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	29
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	61

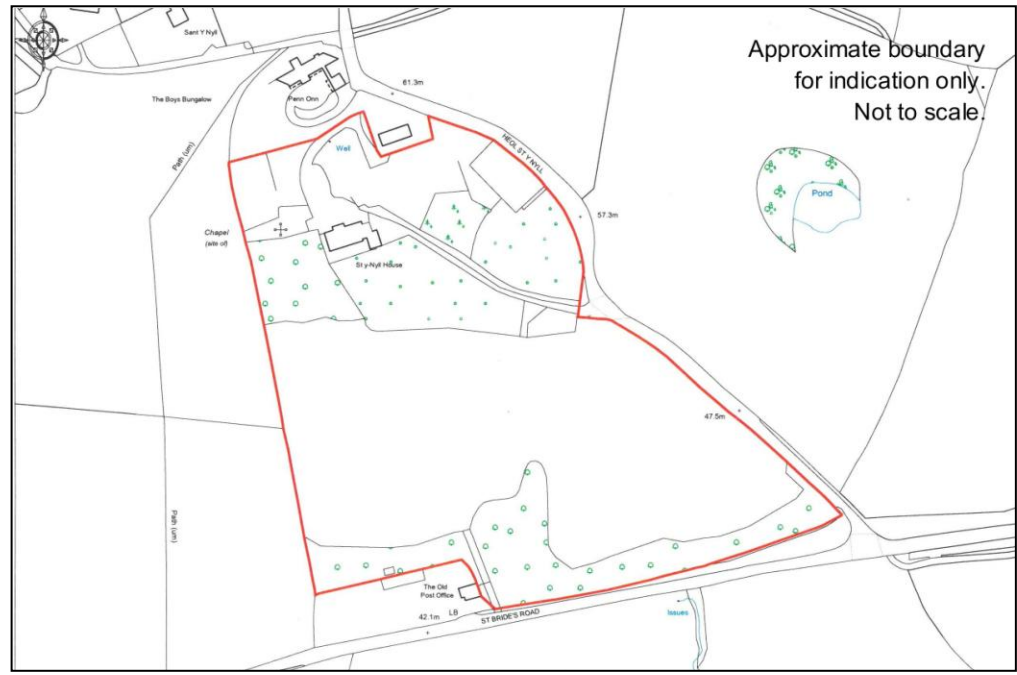
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	53
F (21-38)	26
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	53



Approximate boundary for indication only. Not to scale.



Second Floor
Approx. 46.6 sq. metres (503.7 sq. feet)



Approximate boundary for indication only. Not to scale.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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