

*JUNE 2017*



**HRT**  
HERBERT R THOMAS

SANT-Y-NYLL HOUSE  
St Brides Super Ely  
Vale of Glamorgan

**Knight Frank**   
INTERNATIONAL



## **SANT-Y-NYLL HOUSE**

**St Brides Super Ely  
Vale of Glamorgan**

Cardiff City Centre 6 miles M4 10 miles  
*(Distances approximate)*

**A substantial family house in a prominent position surrounded by its own land**

Hall • Drawing Room • Dining Room • Study • Sitting Room • Conservatory  
Kitchen • Cellar • 6 Bedrooms • 3 Bathrooms (2 En-suite) • 3 Shower Rooms (2 En-suite)  
Attractive Garden and Grounds • 2 Cottages • Stables • Paddocks

**In all about 13.4 acres**

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- **SUMMARY**

Sant-y-Nyll House is probably one of the better located and indeed finer houses in the Vale of Glamorgan just west of Cardiff. It is exceptionally well located with grand southerly views across the Vale. Its proximity both to the M4 and Cardiff places it some 6 miles from the city centre and yet it has all the benefits of a rural location with superb accessibility.

- **HISTORICAL NOTE**

The house was designed to an impressive standard by Percy Thomas and built in the 1920's. Since then it has remained in the same family. All the principal reception and bedrooms have southerly views looking across the garden and paddocks.

- **FOR SALE FREEHOLD**

Stone pillared gates with stone vases form the entrance to Sant-y-Nyll house. The gravelled drive edged on one side by a dry stone wall leads directly to a substantial parking area to the rear of the house. The stone pillared porch and carved oak double doors lead to:-

- **GROUND FLOOR**

**Lobby** with parquet floor and glazed door to:-

**Hall** about 21' x 14' (6.4m x 4.2m) also with parquet floor, cornice ceiling, pillars, main staircase, carved stone open fireplace with surround and mantle, recessed bookshelves, picture rail and French windows leading on to terrace, 2 radiators. Double doors to:-

**Drawing Room** about 18'3" x 14'9" (5.6m x 4.3m) stripped oak floor boards, cornice ceiling and centre rose, open fireplace with marble inset and carved timber surround and mantle and tiled hearth, 2 radiators.

**Dining Room** about 22' x 16'3" (6.7m x 4.9m), stripped oak floor boards, cornice ceiling and centre rose, open fireplace with marble inset and carved surround and mantle attributed to Grinling Gibbon, 2 radiators.

**Study** about 16'5" x 8'6" (5.3m x 2.6m) quarry tiled floor, radiator, picture rail.

**Cloakroom** off the hall with quarry tiled floor, fitted shelves, WC, wash hand basin, under stair storage.

Door from hall leading to:-

**Rear Corridor** parquet floor, radiator, picture rail and back staircase.

**Sitting Room** about 15'3" x 11'8" (4.6m x 3.6m) with parquet floor, radiator, screened internal window to Summer Room, fitted bookshelves, picture rail. This room is currently used as a Bedroom.

**Bathroom** with bath, fitted shower attachment, WC, wash hand basin, louvered cupboard with shelving and hanging space, part tiled walls.

**Kitchen** about 15' x 12' (4.5m x 3.6m) with quarry tiled floor, tiled recess with wood burning stove and floor to ceiling cupboards either side, attractive range of stripped pine base cupboards and glazed wall units, extractor fan. Door through to:-

**Scullery** about 10' x 9' (3.1m x 2.7m) with double stainless sink and drainer, plumbing for dishwasher, quarry tiled floor, walk in **Larder** with quarry tiled floor, slate shelving.

**Boot Room** about 15'6" x 10'3" (4.7m x 3.5m) plumbing for washing machine, side entrance and door to:-

**Summer Room** about 13'9" x 11'3" (3.9m x 3.3m) double sliding doors to terrace, ceramic tiled floor and under floor heating.

**Cellar** with 'Trianco' oil fired central heating boiler, shelving.

## ● FIRST FLOOR

The main wide staircase with attractive oak handrail leads up to **Large Landing and Corridor** off which are:-

**Bedroom 1** about 22' x 16' (6.7m x 4.9m) fireplace with tiled inset and hearth and carved timber surround and mantle, 2 radiators. **En-suite Bathroom** about 16' x 8'3" (4.8m x 2.5m) with an attractive bathroom suite including bath with mahogany panel and shower attachment, WC, bidet, pair of wash hand basins with cupboards below, part tiled walls, shaving point, separate shower cubicle with 'Mira' shower, radiator. Connecting door to landing.

**Bedroom 2** about 15'3" x 14'6" (4.6m x 4.4m) with radiator and **En-suite Shower Room** with WC, wash basin, shower cubicle, shaving point.

**Separate Shower Room** off Landing with tiled shower cubicle with 'Triton' shower, WC, wash basin, radiator.

Corridor with picture rail. Access to roof space with substantial storage area measuring approximately 40' x 14'. Airing Cupboard with insulated immersion tank also heated by solar panels. Rear Staircase.

**Bedroom 3** about 18'3" x 15' (5.5m x 4.5m) fireplace with tiled inset, carved surround and mantle, picture rail and ceiling rose, and 2 radiators. **En-suite Shower Room** with WC, wash basin, shower cubicle, shaving point.

**Bedroom 4** about 13'3" x 11'9" (4.5m x 3.6m) with picture rail, wash basin and Victorian cast iron fireplace and mantle. 2 radiators.

**Bedroom 5** about 11'6" x 9' (3.5m x 2.7m) corner wash basin, shaving point and radiator.

**Bedroom 6** about 16'9" x 11'8" (4.9m x 3.6m), wash basin, towel rail, picture rail, radiator.

**Bathroom** with cast iron bath, WC, wash basin, linen cupboard, heated towel rail, picture rail.

## ● OUTSIDE

The substantial grounds to the property surround the house. Immediately to the front of the house is a flag stone paved terrace with a ha-ha and lawn, all of which have a southerly aspect looking across the principle paddock belonging to the property. There are many mature hardwoods principally ash and sycamore with a few pines. To the rear of the house are further lawns and in particular two hidden gardens one formerly the site of the old grass tennis court. In addition there is a rear drive entrance.

Within the grounds there are two cottages.

## ● THE COTTAGE

Stone under a slate roof comprising:-

**Hall** with storage cupboard.

**Sitting Room** about 16'6" x 11'9" (5.6m x 3.3m) with night storage heater and French doors leading to its garden. Door to:-

**Kitchen** about 15'6" x 8' (4.8m x 2.4m) with sink and drainer, plumbing for washing machine, wall cupboards, side entrance.

**Bedroom 1** about 11'6" max x 8'9" (3.5m x 2.4m) with night storage heater, built in wardrobe.

Corridor with night storage heater, airing cupboard.

**Bedroom 2** about 16'8" x 9'6" (5.1m x 2.9m) with built in wardrobes and cupboards, night storage heater.

**Bathroom** with bath, WC, wash basin, separate shower cubicle, extractor fan, wall mounted electric heater.

● **TIMBER COTTAGE**

**Small Kitchen** with stainless steel sink and drainer through to:-

**Sitting Room** about 14' x 12' (4.3m x 3.6m) woodburning stove.

**Bedroom** about 13'6" x 12'3" (4.1m x 3.7m) with En-suite bathroom with bath, wash basin, WC, 'Triton' shower unit, electric heater.

● **OUTBUILDINGS**

To the rear of The Cottage is the stable block which forms a flagstone courtyard. These buildings comprise 4 stables and a tack room.

● **SERVICES**

Mains water and electricity. Private drainage. LPG gas.

● **LOCAL AUTHORITY**

Vale of Glamorgan County Council, Civic Office, Holton Road, Barry CF63 4RU. Telephone 01446 700111.

● **OUTGOINGS**

Council Tax Bands. The house is in Band H. The cottages are in Band B.

● **FIXTURES & FITTINGS**

All the fixtures and fittings referred to in the sales particulars are included in the sale. Fitted carpets, curtains, curtain rails, certain light fittings and certain garden ornaments are excluded from the sale, but may be available by way of separate negotiation.

● **DIRECTIONS**

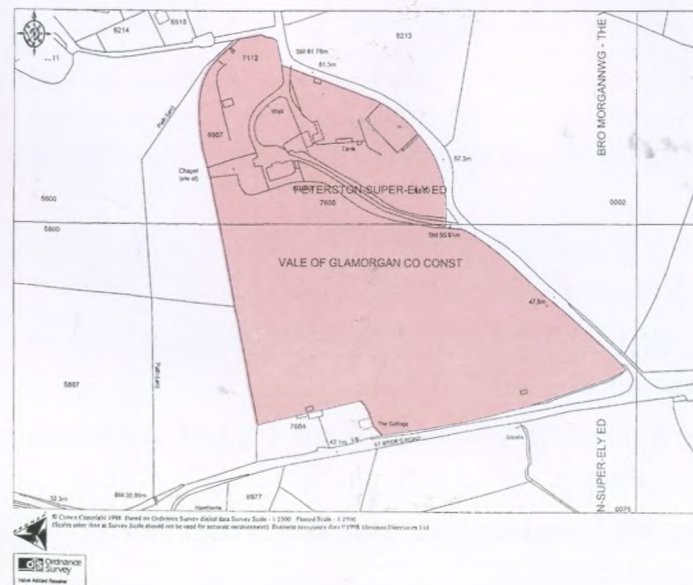
See plan.

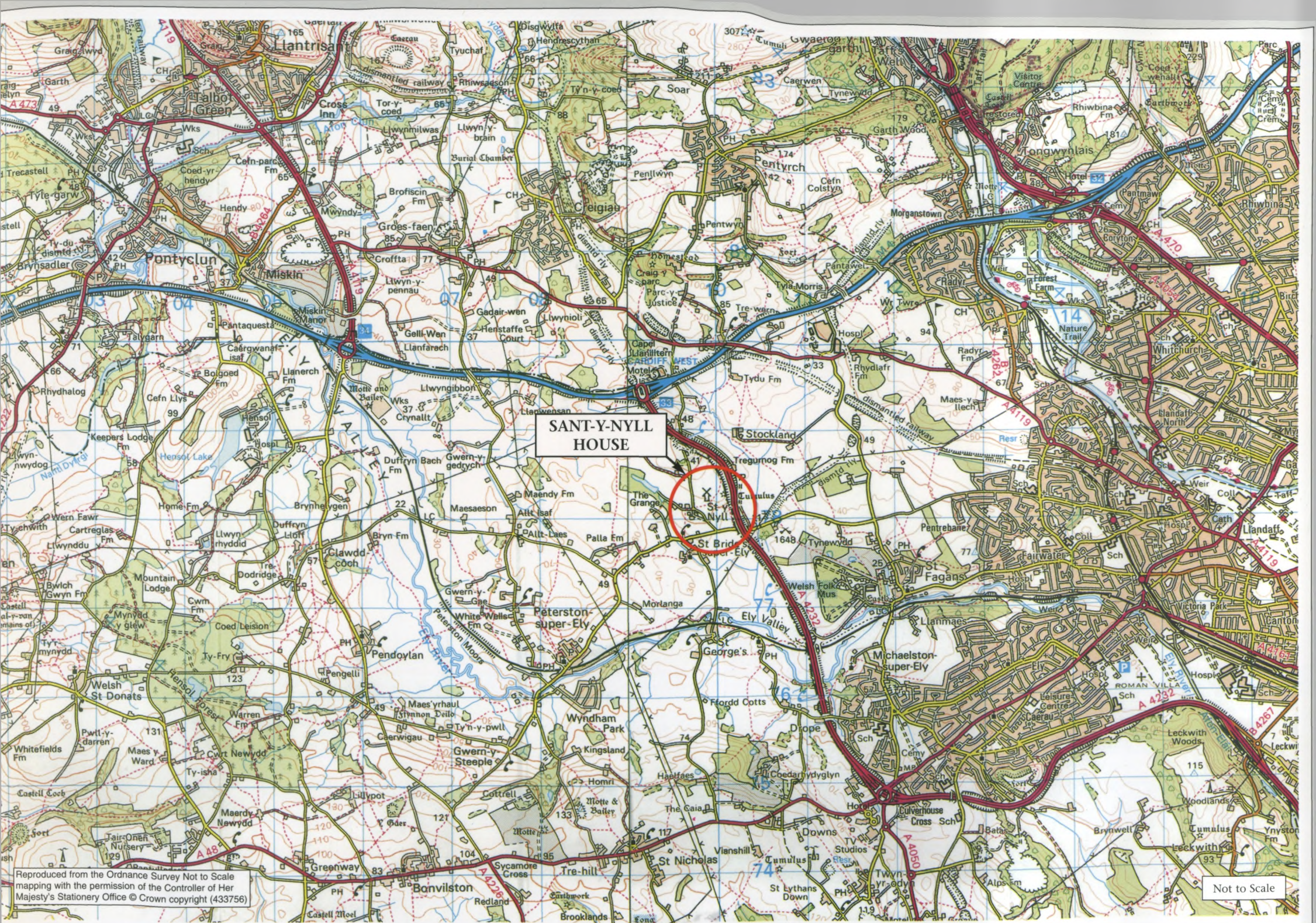
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Photographs Dated: June, 1999

Particulars Dated: June, 1999





SANT-Y-NYLL  
HOUSE



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