

LLANHARAN HOUSE
Llanharan
Glamorgan



(ER/KM/159721)

(Viewing by appointment only)

**Llanharan House
Llanharan
Mid Glamorgan, Wales**

Cowbridge 8 miles. Bridgend 8 miles (London Paddington 2 hr 15 mins). Cardiff 12 miles (London Paddington 2 hrs)
M4 (J34) 3 miles. M4 (J35) 2 1/2 miles. London 165 miles.

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 cottages, 3 flats, coach house, walled garden, mature gardens and grounds.

In all about 40 acres

*Currently used as a private residence with a substantial rental income from the cottages and flats,
but would be suitable for alternative uses subject to the necessary consents.*

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GLAMORGAN

Llanharan House is situated on the border on the Vale of Glamorgan and Mid Glamorgan, about 8 miles from the country market town of Cowbridge and 8 miles from Bridgend. Llantrisant, being some 2½ miles away, provides good shopping facilities. Cardiff with its extensive amenities including theatre, concert halls and millennium stadium is only about 12 miles away. Communications are excellent with easy access to the M4 (J 34) 3 miles and (J 35) 2½ miles away. There are a number of good schools in the area for both boys and girls, particularly in Cardiff.

FOR SALE FREEHOLD

Llanharan House is an imposing Grade II Listed Country House in a lovely 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. The house has been in the same family ownership for 45 years and in recent years the vendor has converted the stable block into 3 cottages and a flat.

It is approached via a pair of long sweeping drives; one leading round to the stable block and the principal drive terminating in a parking area to the front of the house. The accommodation is arranged over 3 floors, and including the 4 flats, extends to over 17,000 sq. ft. 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 gives 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 flats, however this could be incorporated to provide further main house accommodation. The stable yard has also been converted to provide 3 cottages and a flat which together with the main house flats are currently let, providing an attractive rent roll.

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 the brochure. However the principal rooms can be described as follows:

GROUND FLOOR

ENTRANCE HALL (S) this is dominated by the spectacular cantilevered staircase. Parquet floor and doors leading off to the majority of the reception rooms.

GREEN DRAWING ROOM (S) of good proportions with 2 recessed alcoves, plaster work to ceiling and shuttered windows. Views over the gardens and grounds.

LIBRARY (S) with handsome fireplace and views south over the gardens and grounds.

OLD DINING ROOM (W) panelled to dado height with large bay window, handsome cornice.

DINING ROOM (S) with attractive fireplace, cornicing and views over the gardens.

OAK ROOM/KITCHEN (W) fully panelled and recently converted to form the principal kitchen. A range of units constructed by Smallbone, to one end, together with island unit.

The ground floor is completed with a series of domestic offices including the **OLD KITCHEN** and **PANTRY**. There is a **REAR HALL** with access to the secondary staircase, a **PLAYROOM** and a **CLOAKROOM**.

FIRST FLOOR

DRAWING ROOM (SW) this a particularly elegant room with bold plaster work and cornice, dado rail, picture rail, bay window with window seats, handsome fireplace and wonderful views over the gardens and grounds.

The bedroom accommodation is arranged with the bedrooms well appointed with bathrooms and the majority enjoying wonderful southern views over the grounds. There is a generous MASTER BEDROOM SUITE comprising of BEDROOM, BATHROOM and ample cupboard space. There are 4 further BEDROOMS and 2 further BATHROOMS together with 2 separate WCs.

SECOND FLOOR

The second floor accommodation has been arranged to provide 3 bedrooms, a bathroom and also a separate kitchen.

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 would lend itself for conversion to 4 bedroom house or for an indoor pool complex. To the west of the house is a KITCHEN GARDEN which currently has planning permission for a 4 bedroom house.

STABLE BLOCK COTTAGES

This was converted by the current owners in 1996 and it is constructed of stone under a welsh slate roof and provides 3 cottages and a flat. (See details of the cottage and flat schedule). The conversion has been done to the highest standard and has received from the C.L.A, the award in 1997 for the western area of the UK for the conversion of farm buildings.

PLANNING

There is currently planning permission in the kitchen garden for a 4 bedroom house subject to a section 106 agreement.

COTTAGES AND FLATS

STABLE YARD

Name	Accommodation	Rent per calendar month	Rent per annum	Occupancy
Park Cottage	3 bedrooms, sitting room, kitchen/breakfast room	£580	£6960	5 months to run
Stable Cottage	3 bedrooms, sitting room, kitchen/breakfast room	£560	£6720	Periodic
Clock Tower	2 bedrooms, sitting room, kitchen	£475	£5700	Periodic
Garden Flat	1 bedroom, sitting room, kitchen/breakfast room	£410	£4920	Periodic

MAIN HOUSE

Name	Accommodation	Rent per calendar month	Rent per annum	Occupancy
Flat 1	2 bedrooms, sitting room, kitchen	£445	£5340	6 months to run
Flat 2	2 bedrooms, sitting room, kitchen	£445	£5340	Periodic
Flat 3	2 bedrooms, sitting room, kitchen	£500	£6000	6 months to run
Courtyard Flat	2 bedrooms, sitting room, kitchen/breakfast room	£435	£5220	Periodic
TOTAL		£3,850	£46,200	

There was planning permission for a 4 bedroom house within the Coach House which has now lapsed, in addition plans were drawn up to have an indoor pool within the Coach House. The main house is currently used as a private residence and occasionally used for exhibitions and conferences. Llanharan House would be suitable for conversion into a Country House Hotel or a Conference Centre subject to obtaining the necessary consent.

COTTAGES

The cottages and flats are currently fully occupied and produce a combined rent roll of over £45,000 per annum. The occupancy rate is high and is currently under the management of the vendors.

GARDENS AND GROUNDS

The gardens and grounds have been well maintained and compliment the house well. There is an abundance of azaleas and rhododendrons lining the main drive leading to the main 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 parklike grounds to the front and an attractive back drop of broadleaf woodland. There is a KITCHEN GARDEN to the east of the house. In all the grounds extend to approximately 40 acres.

LOCAL AUTHORITY

Rhondda Cynon Taff County Borough Council
Civic Offices, Clyddach Vale, CF40 2XX. Tel: 01443 424000.

SERVICES

Main house: mains electricity, water, drainage.

Flats: mains electricity, water, drainage.

Cottages: mains electricity, water, drainage to a septic tank.

HEATING

The cottages and flats are heated via modern electric night storage heaters with the main house heated via an oil fired boiler, except for the second floor which has night storage heaters.

FIXTURES AND FITTINGS

All those items known as tenants fixtures and fittings together with the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the freehold sale but may be available by separate negotiation.

DIRECTIONS FROM LONDON

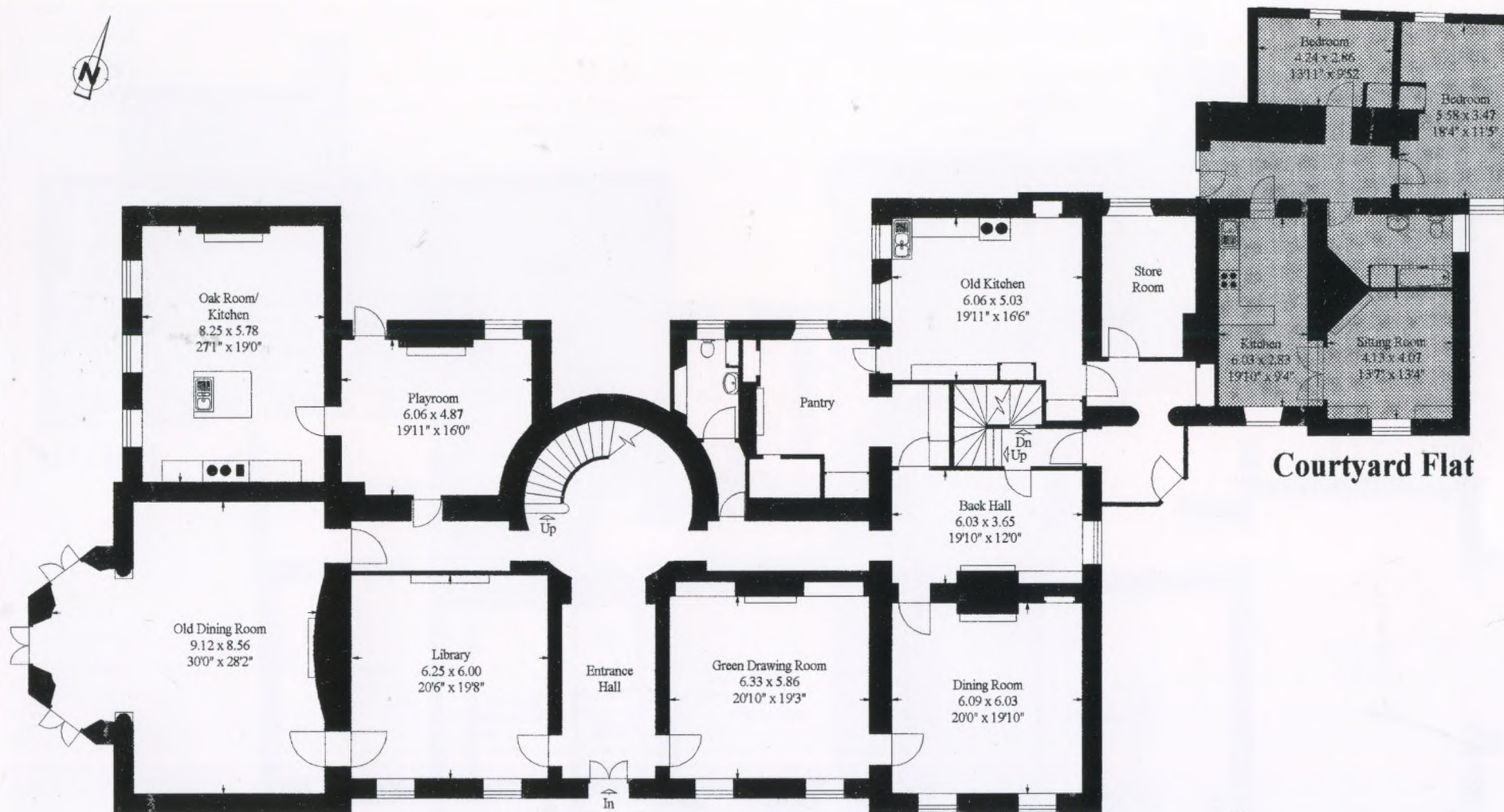
Take the M4 (W), leaving at junction 34. Follow signs for Llantrisant until the first roundabout turn left towards Cowbridge. Continue on the A473 ignoring signs for Llantrisant. On the outskirts of the village go straight ahead at the traffic lights. Continue for approximately 2.5 miles, Llanharan House's stone boundary wall will be seen on the right hand side. The main house will be seen on the hill to the right. Turn into the entrance gates on the right hand side.

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Photographs Dated: May 1999

Particulars Dated: June 1999

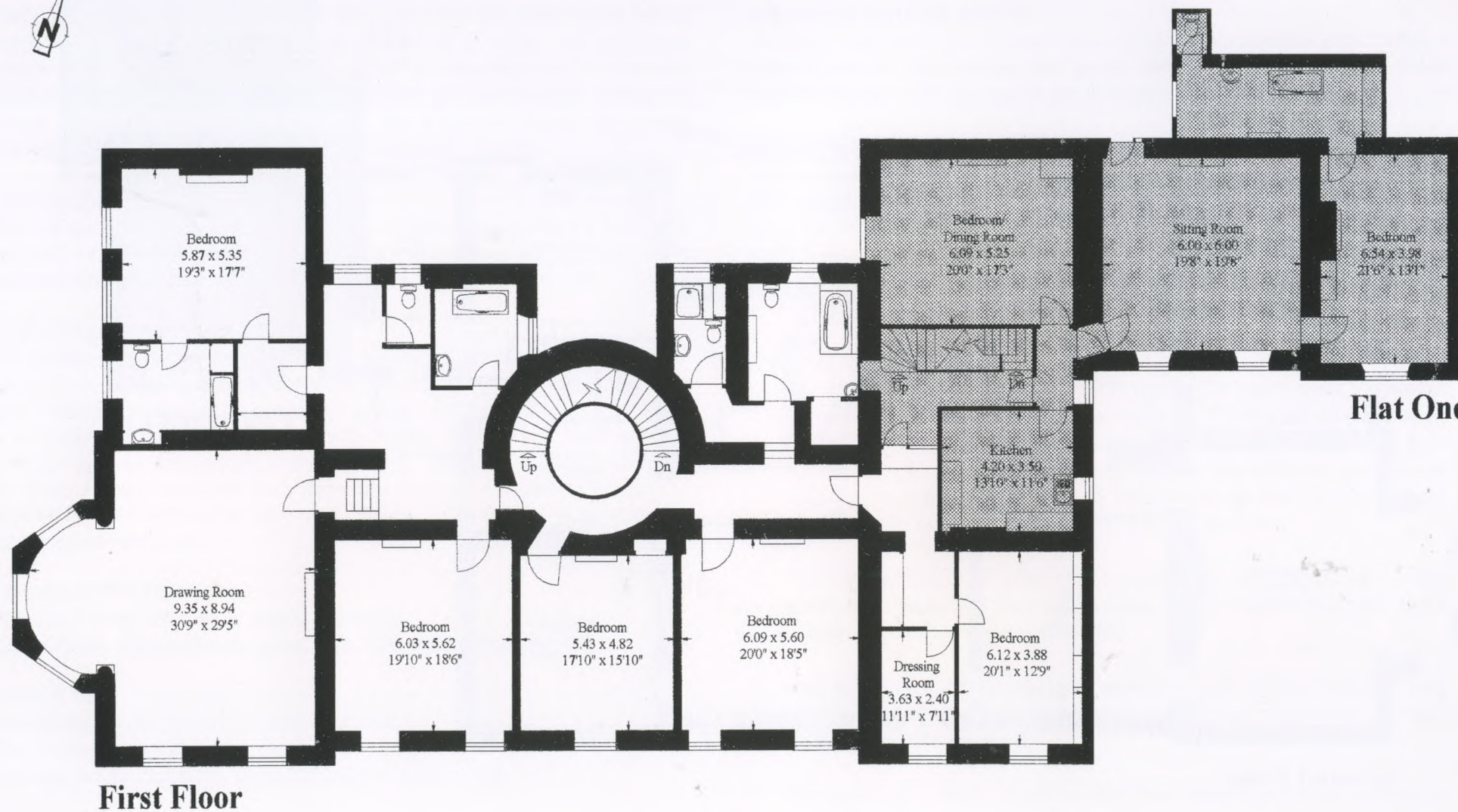


Ground Floor

APPROX. SCALE
0 1 2 3 4 5 10 FT.
20.4.99

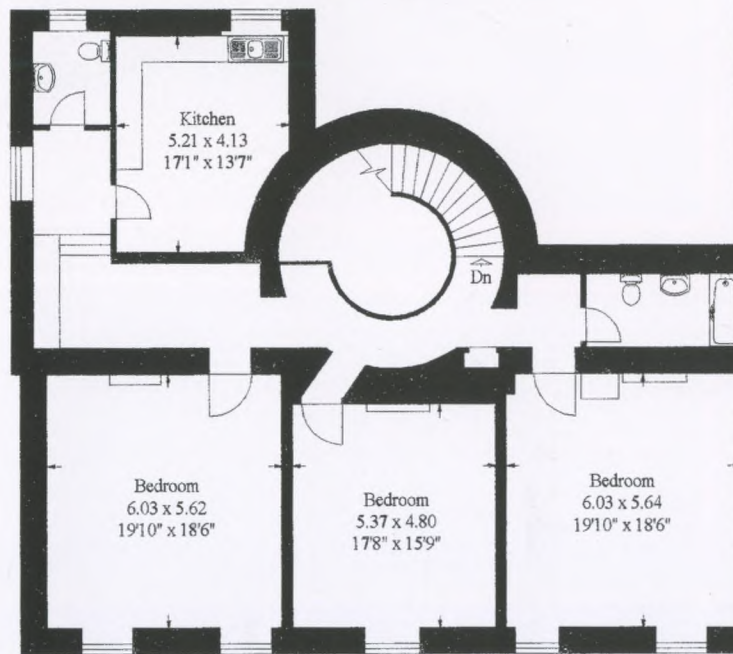
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Second Floor

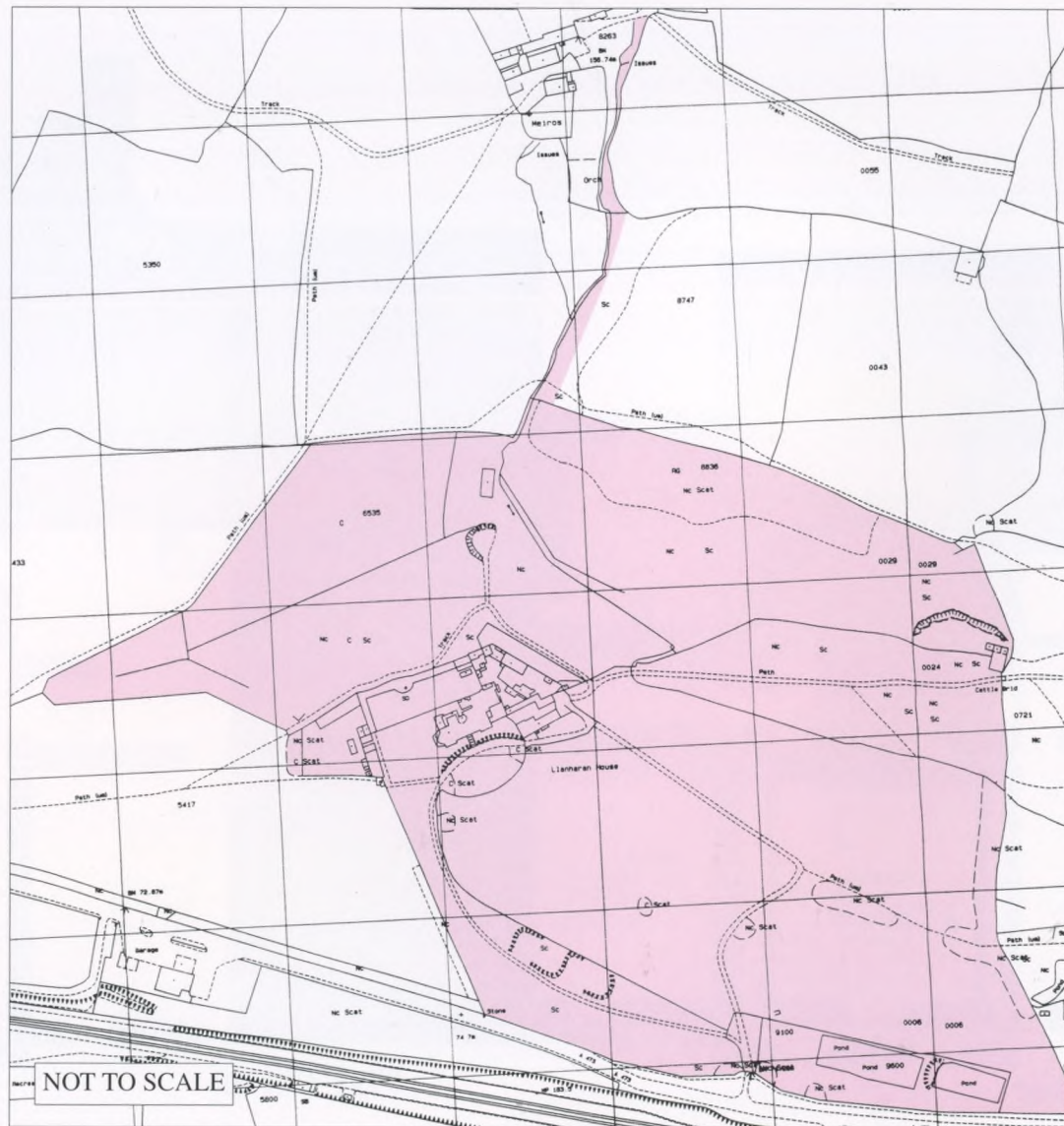


Flat Three

Flat Two

APPROX. SCALE
0 1 2 3 4 5 10 FT.
20.4.99

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The Stable Cottages

