

Nash Manor, nr Cowbridge, Vale of Glamorgan



The entire east wing and majority of the south wing produces this extraordinary family home of huge significance that has scope to be extended to 9 double bedrooms within the existing footprint, which exceeds 8,500 square feet, (subject to necessary consents). The sale includes the clock tower, entrance courtyard and the majority of the 2.5 acre historic grounds and outbuildings.



Description

This wonderful Grade I listed Manor house, located 11 miles from Cardiff and just 4 miles from the coast between hugely sought after Cowbridge and Llantwit Major, in the glorious Vale of Glamorgan, is inextricably linked to what many would regard as one of the most significant events in British history.

We are advised that as tenants, the Carne family had called Nash Manor home since 1432, but they took ownership in 1521 when it was gifted to Sir Edward Carne by Henry VIII in gratitude for his services to the monarchy as Ambassador to Rome when Britain severed ties with the Catholic Church.

The Carne family remained until the mid-20th century (1951).

Whilst retaining so many of the historic gems, the Jacobean staircase and astonishing timber work and panelling in the Drawing Room are worthy of particular reference, Nash Manor has gradually and subtly been transformed into a significant and impressive family home with scope for further enhancement in the South Wing and across the entire second floor.









Approached through the arch beneath the clock tower and through the entrance courtyard, arrival at Nash Manor feels like an event in itself.

The ground floor is blessed with three sizeable reception rooms, the entrance hall could serve as a 'baronial' dining room, a large kitchen/breakfast room with granite topped island and AGA, utility room, guest cloakroom and six different doors accessing the grounds and gardens.

The first floor comprises five bedrooms and three bathrooms including a south facing principal bedroom with far reaching views towards the coast through an attractive and rare, floor to ceiling sash window. There is scope to install a further suite/home office or ancillary accommodation in the South Wing, accessed from the Jacobean staircase.

The second floor is set into the roof space and only a small proportion has been converted to functioning accommodation (the southern end has served the current owners as a den and office). With the extensive fenestration (8 windows) on this floor, only the expected height restrictions of a pitch roof, the occasional beam and imagination restrict how the new owners could take advantage of the substantial, under-used internal space. Three large double bedrooms appear perfectly achievable (subject to any necessary consents).



Outside

The approach from the road through the main gates and up the woodland bordered drive sets the scene until Nash Manor comes into view as gravel crunches under the tyres. The grounds and gardens are impressive and blend the formal and informal beautifully with a distinct Arts and Crafts flavour as one moves from 'room to room', from formal lawns to a lovingly established 'wildflower' garden and less formal planting beyond. The formal box bordered knot garden with adjacent stone store/outbuilding offers a beautiful secondary entertaining space, The water feature commanding centre stage on the main lawn is also particularly worthy of note.

The large southern lawn offers far reaching views across the adjacent farm land and the gardens as a whole offer a stunning blend of borders, shrubs, ornamental and fruit trees.

There is a double garage, further outbuildings, glasshouses requiring some renovation, vegetable gardens and a rear access via a five-bar gate for garden equipment and machinery.

Nash Manor is a lovingly restored and maintained, classic Bentley. It has a style and presence that modern architecture struggles to replicate. It is a beautiful, historic, one of a kind family home in a hugely sought after location which has been lovingly restored and cared for by the current owners for decades. A fascinating dossier has been compiled regarding the history of the house which is available to peruse when viewing the property.





Property information

Services: Mains electricity and water. Heating is fuelled by a Biomass boiler and there are a number of wood burning stoves. We are advised that the oil-fired system remains available and could easily be re-instated.

There is a septic tank soakaway drainage system in the grounds.

The properties of Nash Manor Gardens, originally built in the 1960's and 1970's in the original grounds have rights of way over the driveway.

Local Authority: Vale of Glamorgan Council

Tenure: Freehold

EPC: G (East Wing)

Guide Price: £1,500,000

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

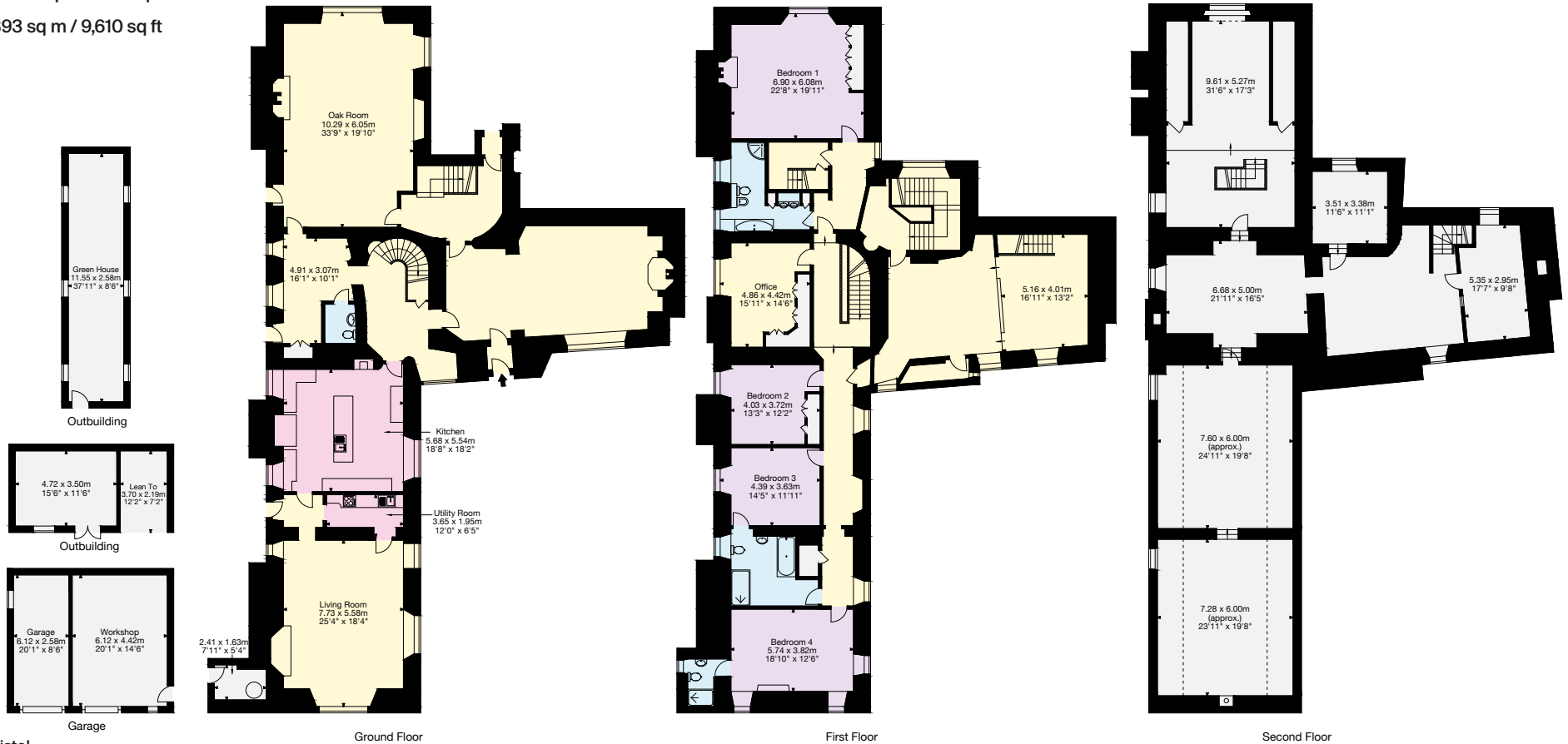
Main House = 805 sq m / 8,664 sq ft

Garage = 43 sq m / 462 sq ft

Outbuildings = 45 sq m / 484 sq ft

Total Area = 893 sq m / 9,610 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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