



Angelton Hall
Pen-y-Fai | Bridgend | CF31 4LL

ANGELTON HALL



Hidden within its own enchanting and private woodland, surrounded by mature trees and parkland and immersed in nature and wildlife, Angelton Hall offers a peaceful and tranquil haven to call home.



Remodelled, refurbished and extended over the years into a sensational, immaculately presented dream home, the Georgian-style detached mansion offers a high-end kitchen, stunning orangery, two living rooms, and a leisure suite that includes a gym, sauna, steam room and planning consent for the addition of an indoor swimming pool.

Climb the grand, sweeping staircase to find four spacious bedrooms with luxury ensembles and built-in storage, with the principal bedroom boasting woodland views and bifold doors onto a private roof patio.

Outside the woodland and parkland offer memorable days of exploring and magical experiences that include enjoying a complex of walkways in the trees leading to a treehouse, a heated summerhouse, and a sun-drenched terrace perfect for parties and alfresco dining or just relaxing in solitude, surrounded by nature.

Within walking distance are strolls along the banks of the Ogmore river, as well as the local village of Pen-y-Fai offering a choice of pubs, churches, a primary school and local convenience store. Conversely, only a few miles away there is a larger selection of eating, meeting and shopping experiences..

For days spent strolling along a sandy shore, there's a wealth of beaches to visit along the Glamorgan Heritage Coast to the south including Ogmore-by-Sea and Porthcawl, as well as the unique sand dune landscape at Merthyr Mawr and Kenfig National Nature Reserve.

Take the M4 west and the stunning coastline of Gower Peninsula can be your playground for the day, offering an array of watersports and cliff-top walks that will take your breath away..

London is easily accessible with regular direct trains taking just over 2 hours.

STEP INSIDE

Step inside this incredible, immaculately presented home via the impressive Georgian-style columned porch and through the double front door, and be instantly impressed by a breathtaking, double-height entrance hall that oozes luxury.

A bespoke central staircase sweeps down from the galleried landing in two directions, setting the scene for the sensational spaces that are yet to be discovered throughout this elegant home.

To the right is a separate, comfortable lounge that offers a more peaceful and cosy room to enjoy reading, chatting or watching a movie, and to the left is a practical utility and boot room that happily welcomes muddy boots and soggy dogs after a day spent enjoying the enchanting ten acre grounds.

But it's the door at the rear of the hall that arguably grabs the most attention, offering a peek into the magnificent hub of this home - a truly exceptional space that's home to a kitchen which leads into a magnificent orangery.

The stunning, bespoke, handmade kitchen has been designed to capture the timeless and elegant style of New England and boasts a high-end finish that is pure luxury. The well-equipped kitchen is a cook's delight, packed with appliances, storage, worksurfaces and the most social of island units with an integrated breakfast bar inviting people to join the cook as dinner is prepared.

The high ceiling ensures the feeling of grandeur and light flows in not only from the four windows offering a dual aspect, but from the three large doorways into the orangery combined with the thoughtful placement of large mirror panels.

Stepping into the orangery is an absolute joy. The room is flooded with light from roof lanterns above and from the glass sliding doors which span the entire length of this contemporary open plan space. The glass doors open out onto the large terrace which wraps around the whole of the orangery.

The current owners have created distinct areas which seamlessly connect with each other. In the dining area every guest is afforded their own special view of the garden from their seat thanks to the abundance of glass doors and windows.

The casual seating area is placed around the contemporary log burner where you can watch the wildlife busily going about their day and the weather change as the seasons progress.





SELLER INSIGHT

“ Since 2008, Angelton Hall has been our cherished abode, witnessing numerous enhancements that have transformed it into our haven.”

“One of the standout features is the meticulously crafted bespoke kitchen, an embodiment of New England style—timeless, classic, and handmade with precision. The high ceilings not only add a touch of grandeur but also provide the perfect canvas for our kitchen units, seamlessly maximizing every inch of space.”

“Nestled within our expansive grounds lies a special woodland area, a place of cherished memories. Fondly named “Gruffalo Woods,” this enchanting spot has been the backdrop for countless adventures with our grandchildren, inspiring whimsical tales and delightful fairy-spotting escapades.”

“A majestic giant oak tree commands attention in the heart of the grounds. Strategic placement of our orangery ensures that the oak tree becomes a captivating visible feature. We’ve thoughtfully incorporated bifold doors in our master bedroom, allowing us to bask in the beauty of the oak tree and witness the ever-changing tapestry of nature throughout the seasons, with a front-row seat to the diverse wildlife it attracts.”

“Our residence is tailored for hosting memorable gatherings. A charming summer house, reachable through a meandering path, stands as a captivating centrepiece. Inside, bespoke furniture and the fully heated environment ensures comfort. It has become our preferred spot for entertaining friends, where we immerse ourselves in the scenic views.”

“For those seeking tranquillity, a wooden deck offers a serene space for yoga, complemented by a custom fitness area that adds a touch of exclusivity. The newly built bespoke sauna and steam room stand as a sanctuary for relaxation, and we’ve obtained planning permission for an indoor pool, envisioning the creation of the ultimate fitness and wellbeing retreat.”

“As an artist, the orangery serves as my creative haven, embracing abundant natural light and offering breathtaking views of the surrounding grounds. The ambience, views, and peace make it an ideal space for anyone seeking to work from home, transforming the orangery into a serene and inspiring workspace.”

“What initially captivated us about this property was the unparalleled privacy it offered, surrounded by trees, creating our very own haven. Visitors often marvel at the enchanting driveway, winding its way up to the property. The abundance of wildlife and the embrace of trees create a picturesque welcome that never fails to inspire awe.”

“Beyond the property, the location itself is a gem, offering the best of all worlds. Proximity to the city, coast, and mountains provides a unique blend of convenience and natural beauty. The nearby River Ogmore, a mere 5 minute walk away, has become a personal photography haven for capturing the beauty of kingfishers in their natural habitat. And for outside exercise, the National Cycle Network is only a 2 minute pedal away.”

“As we bid farewell to Angelton Hall, we’ll miss the breathtaking views, the diverse wildlife, and the play of light through the large windows. The enchanting journey up the driveway has always given us that extra special welcome home.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





At the far end of the orangery there is a large bespoke desk where the owners are able to work in a serene and visually spectacular location.

When the weather changes the connection to nature does not, due to the floor to ceiling glass and multitude of tall windows and lofty ceilings, allowing views of wide skies and far-reaching landscapes.

Even its roof is utilised, providing a most inviting, surprise first floor roof patio where the views of the garden and woodland are outstanding.

Open plan to the orangery is a sitting room with fitted bespoke bookshelving and television, continuing this home's effortless ability to connect spaces yet ensure each has its own special ambience.

This is a fabulous room, with a full view of the garden via the open doorway cleverly doubled by a wall of mirrors at the opposite end reflecting the view - you're in a cosy, intimate space but feel enveloped by the garden too.

Through another door from the entrance hallway is the leisure zone which includes a sauna, steam room, gym and fitness studio that opens out onto a decked area perfect for yoga or just cooling down. There is planning permission in place to add a large contemporary building for an indoor swimming pool to enhance this impressive section of the house even further. The gym area leads on to a utility room and cloakroom.











The first floor is just as meticulously designed and crafted to a luxury standard as the ground floor. Delight in climbing the beautiful, sweeping staircase that takes you to a galleried landing so generous it's also home to a first floor lounge area that looks out over the garden and woodland.

Each of the four double bedrooms on this level has a luxury ensuite and oodles of storage but it's the principal bedroom that is the centrepiece. This sensational suite boasts a large dressing area with

built-in wardrobes plus a four piece ensuite with statement, freestanding bath and double sinks.

But it's the position of this bedroom that is the home's final triumph, with the addition of bifold glass doors adding not only effortless access onto the roof patio but also a direct view of the woodland including a beloved oak tree directly from the pillow as a daily reminder of what a special location, embedded in nature, this dream home enjoys.











STEP OUTSIDE

Step outside to explore the secluded peace that surrounds the house with enchanting mature woodland cocooning the home with nature, wildlife and endless exploring experiences to create lifelong memories.

The approach to the house is magical; a breathtaking journey up a sweeping, private driveway from a road on the outskirts of the village of Pen-y-Fai into the captivating idyllic island of land that envelops this special home and creates a haven for nature as well as humans.

A sun-drenched terrace wraps around the rear of the house and offers a front row seat to the garden and woodland that is teeming with birds and insects, flowers and foliage. Watch the seasons change and the weather develop from this relaxing and tranquil spot while enjoying alfresco dining, relaxing with a book, or entertaining family and friends.

There is a perfectly seamless indoor-outdoor flow creating a magnificent space for dining and relaxing with the garden backdrop.

The majestic oak tree has been instrumental in the design of the orangery, ensuring that this most magnificent and ancient natural feature can be seen from inside.

The oak tree was also the deciding factor on where the much-loved summerhouse was constructed, on a stone plinth to ensure it would be visible.

The fully heated summerhouse packed with comfortable seating is one of the owners' favourite places at their home, a centre for entertaining whilst being fully immersed in the captivating views of the garden from its elevated position.

There's plenty of extra features to delight the children in the garden too. As well as walks and hide and seek in the private woodland and picnics in picturesque spots across the land, the elevated walkways amongst the tree trunks and branches that lead to a fabulous play area containing treehouse, swing, slide, climbing frame and 25m zip wire, will surely delight.

From a practical point of view the house can deliver ample parking for the abundance of friends and family sure to visit this welcoming home and its special, tranquil surroundings, as well as a detached double garage that can also boast two workshops.

AGENT'S NOTE: Planning Permission has been granted (P/21/1073/FUL, dated 10/3/2022) for a single storey swimming pool extension at the rear/side of the house with a changing room and plant room.

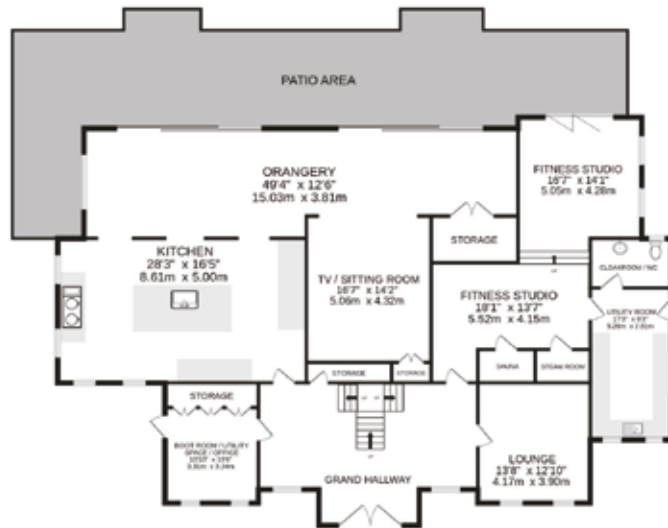




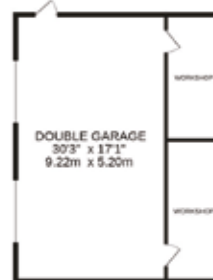


Registered in England & Wales. Fine & Country (South Wales) Ltd t/a Fine & Country, Company Reg. No. 14594236.
Registered office: 30 High Street, Chepstow, NP16 5LJ
copyright © 2024 Fine & Country Ltd.

GROUND FLOOR
3392 sq.ft. (315.1 sq.m.) approx.



1ST FLOOR
1895 sq.ft. (176.1 sq.m.) approx.



Council Tax Band: I
Tenure: Freehold



TOTAL FLOOR AREA : 5287 sq.ft. (491.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Sophia House, 28 Cathedral Road, Cardiff CF11 9LJ
Tel: +44 (0)2921 690690 | cardiff@fineandcountry.com

