

herbert r thomas

CELEBRATING 100 YEARS

1926-2026

8 West Acre, Llanmaes

Llantwit Major

£740,000

8 West Acre

Stylish detached four-bedroom bungalow set within a mature 0.37-acre plot, offering generous living space, extensive parking, a double garage, and a charming village location

Council Tax band: G

Tenure: Freehold

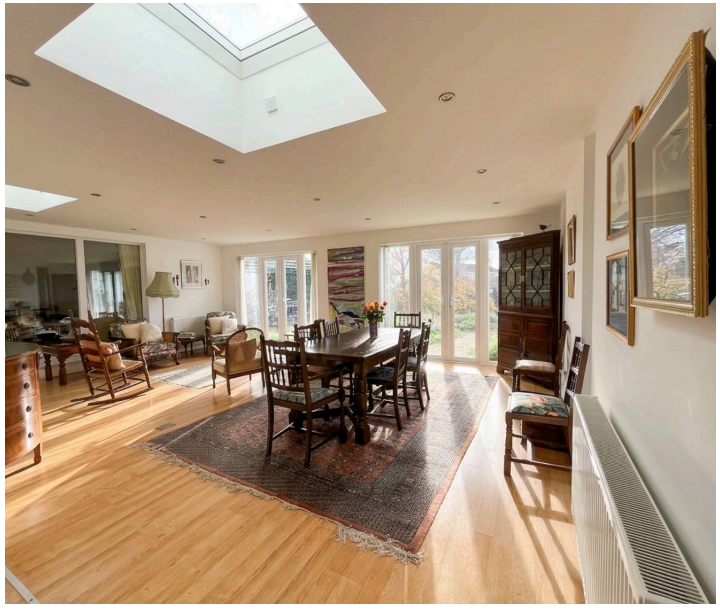
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Stylish detached four double bedroom family home
- Spacious plot of approximately 0.37 acres
- Large central family room with roof lanterns and French doors
- Elegant living room with log-burning stove and vaulted ceiling
- Modern kitchen/breakfast room with high-gloss units and oak worktops, large utility room
- Separate study and versatile music room/additional reception space
- Guest bedroom with fitted wardrobes and en-suite shower room
- Impressive master suite with dressing area and luxury en-suite, 2 further bedrooms and main bathroom
- Extensive driveway parking and double garage with electric door
- South-facing landscaped gardens with terrace, decking and vegetable beds







This impressive detached four-bedroom family home has been thoughtfully designed to provide spacious and versatile accommodation, perfectly suited to modern family living. Set within mature grounds extending to approximately one-third of an acre, the property enjoys beautifully established gardens incorporating expansive lawns, a natural pond, and an abundance of specimen plants, shrubs and trees.

A welcoming covered entrance opens into a striking **RECEPTION HALLWAY** with vaulted beamed ceiling, built-in storage and access to a stylish **CLOAKROOM/WC**. At the heart of the home is a stunning **FAMILY ROOM** flooded with natural light from French doors and electronically operated roof lanterns, creating the perfect space for everyday family life and entertaining. The elegant **LIVING ROOM** enjoys views over the garden and features a contemporary freestanding log-burning stove, exposed stonework and a vaulted beamed ceiling. A separate **STUDY** provides an ideal home office space.

The beautifully appointed **KITCHEN/BREAKFAST ROOM** is fitted with a comprehensive range of high-gloss units complemented by oak work surfaces, incorporating a cooking range, integrated dishwasher and ample space for an American-style fridge/freezer and drinks chiller. A generous **UTILITY ROOM** provides excellent additional storage and direct access to both the garden and double garage.

The accommodation offers four well-proportioned bedrooms, including a superb **PRINCIPAL SUITE** that provides a luxurious retreat. Featuring a vaulted ceiling and French doors opening onto a private seating area overlooking the rear garden, the suite also benefits from a substantial **DRESSING ROOM** with fitted wardrobes and a stylish **EN-SUITE SHOWER ROOM.**

The **GUEST BEDROOM** enjoys fitted wardrobes and a well-appointed modern **EN-SUITE SHOWER ROOM**. **BEDROOM THREE** is a unique and characterful bedroom, complete with its own **STUDY AREA** and staircase leading to a mezzanine sleeping area above. Bedroom three and **A FOURTH DOUBLE BEDROOM** is served by a well-appointed **FAMILY BATHROOM**, fitted with a bath, separate shower enclosure, wash hand basin with vanity storage and a low-level WC.

Externally, timber entrance gates open onto an extensive private driveway providing ample parking and access to the **DOUBLE GARAGE**. The property is surrounded by mature grounds, with lawns complemented by established trees and shrubbery. A charming picket gate leads to the side garden, where raised vegetable beds and a greenhouse can be found.

The rear garden has been extensively remodelled by the current owner to create a wonderful outdoor space for relaxation and entertaining. A raised paved seating terrace enjoys views across the garden, with steps descending to the nature-friendly and low maintenance lawned area and a large central pond. Beyond, deep stocked borders are filled with a variety of specimen plants, shrubs and trees, creating a colourful and tranquil setting throughout the seasons.

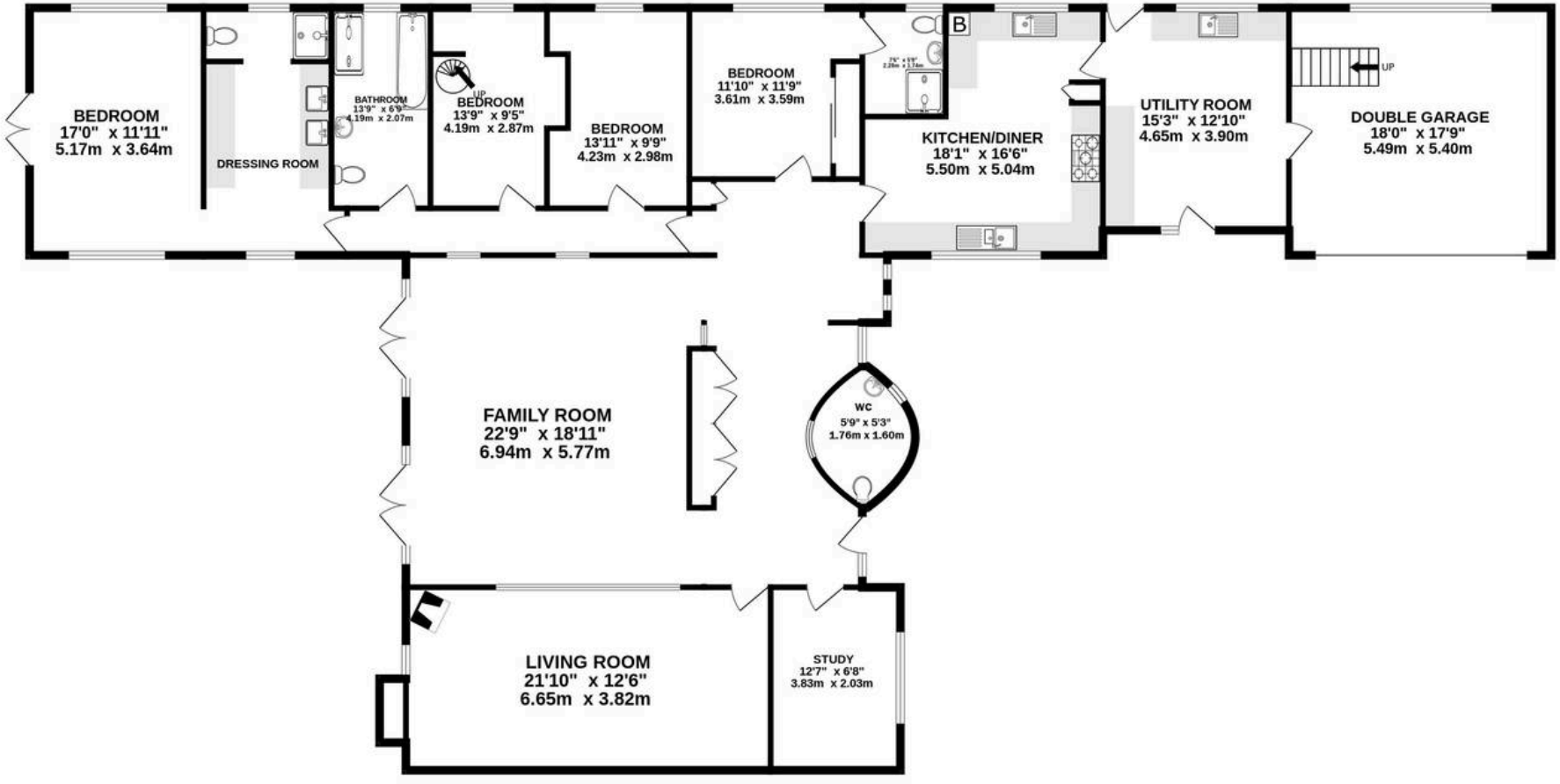












TOTAL FLOOR AREA : 2901 sq.ft. (269.5 sq.m.) approx.

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 ©2026



















Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

01446772911

cowbridge@hrt.uk.com

www.hrt.uk.com/

CELEBRATING 100 YEARS 1926-2026

Particulars are for guidance only and do not form part of any contract. Information is believed to be correct at publication but should be independently verified. Measurements/floorplans are approximate. Services and appliances have not been tested. Images, CGI and enhanced images are for illustrative purposes only. Purchasers must complete identity and anti-money laundering checks. A £65 (inc. VAT) compliance fee per purchase applies. HRT may receive a fee for recommending professional services. You are under no obligation to use any recommended provider. Any referral arrangement will be disclosed. Negotiations must be through HRT. Scan QR code for property listing.