



**BEECHWOOD,
WICK ROAD, EWENNY, VALE OF GLAMORGAN, CF35 5BL**



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A UNIQUE FAMILY HOME WITH 4 EN SUITE DOUBLE BEDROOMS SET IN A PLOT OF 1.65 ACRES
IN AN UNRIVALLED LOCATION LOOKING OUT OVER EWENNY AND BEYOND.

- Cardiff City Centre 18.5 miles
- Cowbridge 6 miles
- Bridgend Train Station 2.4 miles
- M4 (J35) 4.3 miles

Accommodation and amenities:

Hallway • Lounge • Dining Room • Kitchen •
Utility Room • Sun Room • Study / Second Sitting
Room • Games Room • Family Room

Four, En Suite Double Bedrooms

Double Garage • Workshop & Cellar store

Ample Parking

Extensive Gardens & Grounds, about 1.65 acres in
total

EPC Rating: C 71



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Established 150 Years

1857 - 2007



SITUATION

The Village of Ewenny is a semi-rural community to the western edge of the Vale with a mix of new and older properties. Local amenities include the historic Ewenny Priory Church, world famous potteries and a thriving garden centre. The neighbouring village of Corntown, includes a public house and sports ground. Schooling is available at the neighbouring villages of St Brides Major Church in Wales primary school and Cowbridge Comprehensive school. Ewenny is close to the A48 and is within five miles of the M4 Junction 35. In addition there is a main-line railway station at the Town of Bridgend of which provides shops, services and leisure facilities and secondary schooling. There are bathing and surfing beaches at the Heritage Coast some two miles from the village and there are several golf courses within the area.

DESCRIPTION OF PROPERTY

Beechwood is a unique property set in a commanding location looking over the village of Ewenny and the surrounding area, taking in Merthyr Mawr sand dunes and as far as the hills north of Glamorgan. From its sweeping driveway, steps lead up to a sun terrace and through the principal entrance doorway into the hallway. From here, a doorway to the left leads to the bedroom accommodation while further doors lead into the family lounge and to the kitchen, off which additional living rooms are located. To the front of the property, the family lounge has a broad picture window looking out over the large front garden and over Ewenny towards the Priory. It features a stone fireplace with woodburner within. A adjoining dining room looks over a south facing terrace and also links into the kitchen. The modern kitchen, like the dining room, enjoys a southerly aspect looking out over a sun terrace onto the extensive gardens. It includes a very good range of storage units with granite tops and matching island unit and with space remaining for a dining table. Appliances, where fitted, are to remain and include 6 burner hob, double electric oven / grill and integrated larger fridge. There is plumbing for a dishwasher; and further space in the adjacent utility room for a tall freezer unit and washing machine and drier.

A sun room, accessed from the family lounge, has floor-to-ceiling windows and doors to two elevations and is positioned to enjoy the far reaching views over the locale. It opens to the sun terrace; and an interior door leads into a multi-purpose study / play room. A staircase runs down from here to a lower ground floor games room with pool table (available by separate negotiation).

The bedroom accommodation comprises four double bedrooms, all en suite and all with wardrobe provision. The master bedroom in particular, located to the first floor, is extremely large and has its own contemporary en suite bathroom with freestanding bath and broad shower cubicle. An additional ground floor sitting room / possible fifth bedroom is positioned in this eastern wing.

GARDENS AND GROUNDS

To the edge of Ewenny Village and bordered in part by woodland and farmland, Beechwood is set within a very generous surrounding plot of about 1.65 acres in total. From Wick Road, a pillared, gated entrance opens onto a sweeping driveway fronting the property affording ample parking and from which there is access into a double garage (approx. max 6.7m x 7.1m). A further up and over door leads into a workshop with cellar-store space beyond.

A large paved, private sun terrace to the rear of the property enjoys a southerly aspect looking out over paddock land, open to the gardens of Beechwood.

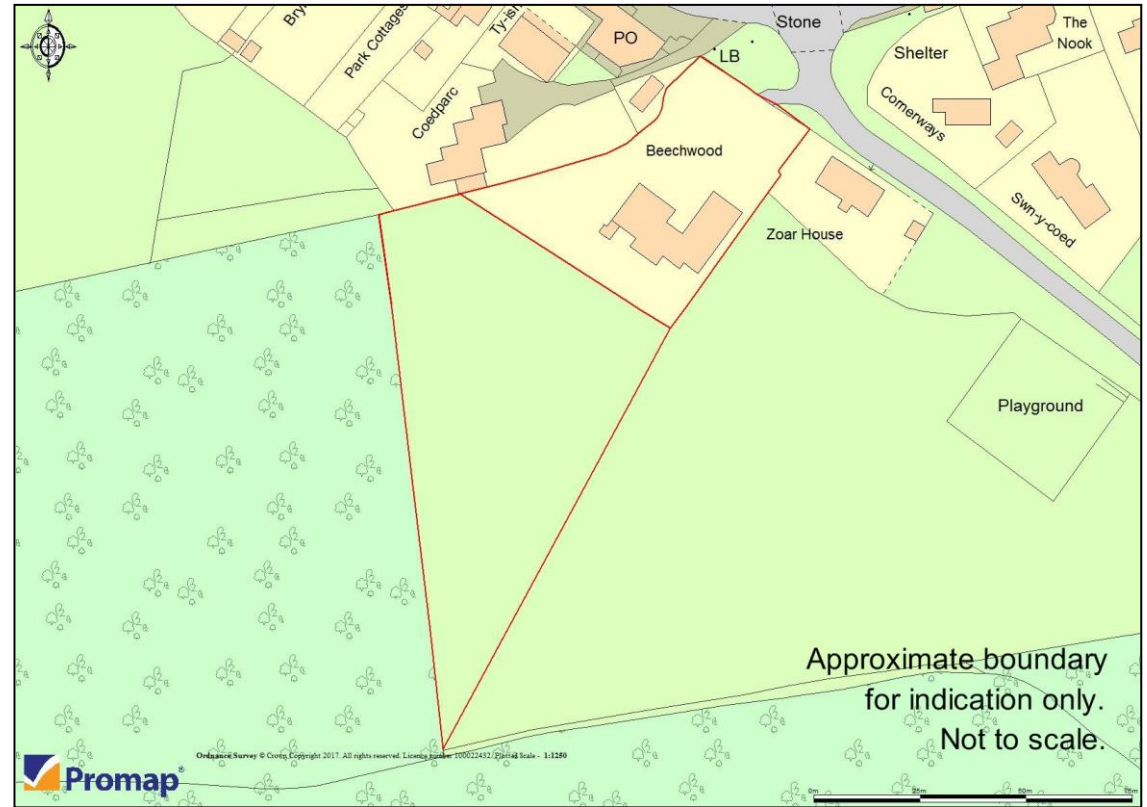
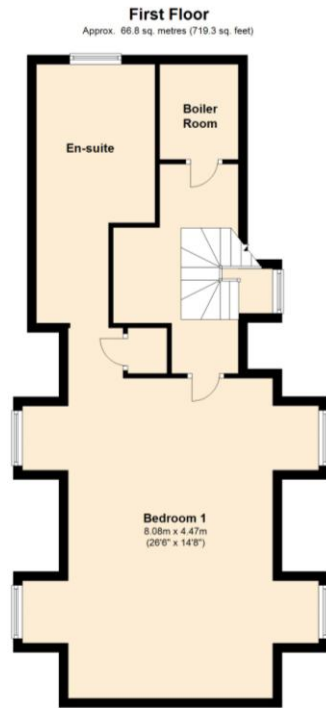
TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired central heating.

DIRECTIONS

From our Cowbridge office, join the A48 and travel in a Westerly direction heading towards Bridgend. After about 5 miles and at the bottom of the steep hill, take the left hand turn off signposted for Ewenny and Corntown. Continue into Corntown Village, past the Ewenny Priory Gatehouse, to find Beechwood close to the corner of Corntown Road and Wick Road, a little up the hill from the Village Store.





Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.

Energy Efficiency Rating	
Current	Potential
A	80
B	71
C	
D	
E	
F	
G	

Very energy efficient - lower running costs
Not energy efficient - higher running costs

Environmental Impact (CO ₂) Rating	
Current	Potential
A	78
B	67
C	
D	
E	
F	
G	

Very environmentally friendly - lower CO₂ emissions
Not environmentally friendly - higher CO₂ emissions

