



Highwinds, St. Mary Hill, The Vale of Glamorgan, CF35 5ED.

£499,950 Freehold

pa black



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A capacious detached six bedroom double fronted dormer bungalow, providing extensive and versatile living space, and occupying an idyllic setting with large and lovely surrounding gardens.

This very unique family home would be most suitable for a large family and second generation living with a part of the property offering a self-contained studio ground floor space which would be ideal for an elderly parent or perfect as a teenager suite.

The property is situated within the hamlet of St Mary Hill, well placed for access to Cowbridge Market Town, and only a short drive from an exit onto the M4.

Built circa 1960 and greatly extended in recent years this particularly spacious home is positioned within the open countryside with wonderful far reaching views across rolling fields, and is approached by a private gated entrance drive leading to an integral double garage. There are sizeable gardens chiefly laid to lawn on both sides of the property, whilst a front garden is equipped with a large shaped decked sun terrace with lovely open views.

The property benefits PVC double glazed windows, outer doors and French doors, oil fired heating with panel radiators, mains water, mains electricity and private drainage.

The deceptively large and well planned living space comprises a wide 34 ft veranda/porch, an entrance hall, a charming lounge (17'11 x 17'2) inset with a stone fireplace and a cast iron log burner, and a well fitted modern kitchen and dining room (20'10 x 12'4).

The living space also includes a further sitting room (20'3 x 11'9), a large utility room and a separate studio room with its own small kitchen and an ensuite bathroom.

The ground floor also comprises four separate bedrooms and a stylish contemporary family bathroom and a further separate stylish shower room.

The first floor living space is approached by a single flight staircase situated within the main entrance hall, and comprises two large bedrooms, both substantial doubles in size, and a further separate modern white shower room.

With its delightful rural location and its wonderful country views this unique family home offers many versatile opportunities for most large families. See Inside.

St Mary Hill is a settlement in the Vale of Glamorgan, Wales. It is located approximately 4 miles (6.4 km) north west of the market town of Cowbridge. It is part of the community of Llangan along with Treoes and the village of Llangan itself. Local children are collected by bus for Cowbridge High School.

Entrance Porch

34' x 5' 3" (10.36m x 1.60m)

Open fronted with a tiled threshold, pillared front, ornamental outside light.

Entrance Hall

Approached via a double glazed part panelled composite front entrance door with pretty leaded matching side screen PVC window leading into an L shaped hall with a spindle balustrade carpeted single flight staircase with a wide under stair recess, ceiling with spotlights, two radiators, built-in useful storage cupboard.





Lounge

17' 11" x 17' 2" (5.46m x 5.23m)

Approached from the entrance hall, inset with a stone fireplace full height and equipped with a cast iron log burning stove, coved ceiling, two double radiators, two white PVC double glazed picture windows with pretty side aspect and front garden aspect extending across beautiful countryside and rolling fields. Double doors leading in to the kitchen and breakfast room.

Kitchen & Breakfast Room

20' 10" x 12' 4" (6.35m x 3.76m)

Well fitted along three sides with an extensive range of panel fronted modern floor and eye level units with streamlined chrome handles and round nosed laminate work surfaces, incorporating a stainless steel sink with vegetable cleaner, mixer taps and drainer, integrated Belling Touchtronic Schott Ceran five ring electric hob beneath a Belling stainless steel canopy style extractor hood.

Walls largely ceramic tiled, glass fronted eye level display cabinets with glass shelves and internal lights, tall storage unit housing a stainless steel Beko fan assisted electric oven and separate grill, peninsula breakfast bar with laminate work surfaces and integrated fridge, ceramic tiled flooring throughout, ample space for a large dining table and chairs, double radiator, white PVC double glazed French doors opening on to a front garden shaped spindle balustrade decked sun terrace with wonderful panoramic views across rolling countryside and fields.



Hallway Two

Wood flooring, coved ceiling, access to roof space, white PVC double glazed outer door opening on to a lawned rear garden, access doors to both the utility room, the sitting room and the shower room.

Utility Room

9' 5" x 8' 6" (2.87m x 2.59m) fitted with base units, space with plumbing for an automatic washing machine, space for the housing of a fridge freezer, freestanding Combi Firebird Enviromax C35 kw oil fired central heating boiler, PVC double glazed window with views across the front gardens extending across open countryside and open fields.

Sitting Room

20' 3" x 11' 9" (6.17m x 3.58m) Wood flooring, Minster stone fireplace with matching hearth, white PVC double glazed Georgian style French doors with side screen windows opening on to a lawned rear garden, coved ceiling, double radiator, white PVC double glazed window with views across the front gardens that extend across rolling countryside and fields. Large walk-in storage cupboard measuring 9' 5" x 3' 3".

Shower Room

7' 8" x 6' 7" (2.34m x 2.01m)

Modern white contemporary white suite with ceramic tiled walls and ceramic tiled floor, comprising enclosed ceramic tiled shower cubicle with chrome shower unit and contemporary shower door, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps, radiator, PVC double glazed window to rear gardens.



Main Entrance Hall The bedroom accommodation is approached from the main entrance hall.

Bedroom One

12' 3" x 11' 5" (3.73m x 3.48m)

Plus a wide wardrobe recess (5' 9" x 2' 3").

Wood block flooring, double radiator, coved ceiling, PVC double glazed window with outlooks across the private lawned side gardens.

Bedroom Two

14' 4" x 12' 3" (4.37m x 3.73m)

Pine panelled door to hall, wood block flooring, wide wardrobe recess, double radiator, coved ceiling, and PVC double glazed window with views across the lawned side gardens.

Bedroom Three

9' x 7' 11" (2.74m x 2.41m) Wood block flooring, pine panelled door to hall, radiator, PVC double glazed window with outlooks across the lawned rear gardens.

Family Bathroom

9' 10" x 9' 2" (3.00m x 2.79m) Plus a shower recess which measures 2' 7" x 2' 7". Stylish and contemporary modern white suite with ceramic tiled walls and ceramic tiled floor, comprising large shaped bath with chrome mixer taps, mood lighting, contemporary shaped wall mounted wash hand basin with chrome mixer taps, slim line W.C., separate ceramic tiled shower cubicle with chrome shower unit (Mira), contemporary shower door, heated chrome towel rail/radiator, two PVC double glazed which are rear garden facing.



Bedroom Four

12' 6" x 10' 5" (3.81m x 3.17m)

Pine panelled door approached from the hall, wood block flooring, radiator, PVC double glazed window with outlooks across the lawned rear gardens. Further internal door leading to.....

Studio Annexe

This area comprises of both a kitchen, sitting room/bedroom plus an ensuite bathroom, there is access to the roof space, plus a separate self-contained PVC double glazed outer door that leads towards the entrance drive and rear gardens, plus an internal courtesy door that leads in to the integral double garage.

Living Room, Kitchen, Bedroom

12' 2" x 11' 7" (3.71m x 3.53m)

Plus an inner hall which measures 11' x 2' 9".

Self-contained studio room with ceramic tiled work surface, ceramic tiled splashback, space with plumbing for an automatic washing machine, space for the housing of a fridge, PVC double glazed window with a rear garden outlook.

Ensuite Bathroom

8' 8" x 7' 7" (2.64m x 2.31m) Plus a shower recess which measure 2' 11" x 2' 10". Modern white suite with part ceramic tiled walls comprising panel bath with chrome mixer taps, pedestal wash hand basin with chrome mixer taps, slim line W.C., separate ceramic tiled shower cubicle with Triton shower unit, PVC double glazed window to side.



First Floor Landing Approached from the main entrance hall via a spindle balustrade single flight carpeted staircase leading to a spindle balustrade landing, range of panel fronted built out useful wardrobes/storage cupboards, large velux double glazed window.

Bedroom Five

17' 10" narrowing to 13' 11" x 13' narrowing to 8' 8" (5.44m narrowing to 13' 11" x 3.96m narrowing to 8' 8") A versatile and sizeable first floor bedroom, inset with a central fire breast pillar, the room benefits from a large velux double glazed window to the side roof pitch, and a further PVC double glazed front window with views that extend across rolling fields and countryside. Access to useful roof eaves space storage areas, radiator.

Bedroom Six

18' 3" narrowing to 14' 7" x 13' narrowing to 5' 11" (5.56m narrowing to 14' 7" x 3.96m narrowing to 5' 11") L shaped bedroom approached independently from the first floor landing, inset with two velux double glazed windows within the side pitched roof, radiator, sunny vaulted ceiling (restricted headspace), access to a walk-in wardrobe which measures approximately 13' x 3' 7".

Shower Room

7' 1" x 6' 7" (2.16m x 2.01m)

Approached independently from the first floor landing, equipped with a modern white suite comprising shower cubicle with chrome Mira shower unit, pedestal wash hand basin, slim line W.C., shaver point, velux double glazed window, radiator.



Outside

Entrance Drive

Private block paved 2 - 3 car vehicular entrance drive approached via two five bar entrance gates leading to.....

Side Lawn

Extensive side lawn enclosed by stone boundary walls and afforded maximum privacy by screens of garden trees and hedgerow.

Front Garden

Wide front garden chiefly laid to lawn and enclosed, inset centrally with a large shaped decked sun patio with spindle balustrade surround.

Rear Garden

Extensive lawned rear gardens running the depth of the plot and afforded privacy by means of garden trees, shrubbery and hedgerow.

Solar Panels

The property benefits from solar panels, which will be included within the purchase.





GROUND AND SECOND FLOORS



52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: C

Property Ref:SDV300598 - 0001



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