



St Nicholas

Cowbridge, CF5 6SJ

Price £1,750,000

HARRIS & BIRT



An impressive detached residence situated on the Western outskirts of the ever popular village of St Nicholas, positioned offering truly fantastic views to the South across fields and farmland towards the Dyffryn Valley. The property itself is immaculately presented throughout and has been modernised throughout to create the fusion of contemporary style with an abundance of character features. The accommodation briefly comprises; impressive galleried landing and vestibule with curved staircase leading to first floor, semi open plan snug, drawing room, WC, dining room, kitchen/breakfast room, rear hall and utility to ground floor. A galleried landing gives access to five bedrooms, master en suite and dressing room, as well as a further two bathrooms alongside the en suite.

To the outside is a fantastic timber clad triple garage, that is highly adaptable as a gym or office space if necessary - it benefits from power and light, as well as bi folding doors out onto the garden. There is a further detached double garage, built in pavilion with changing/shower facilities, filtration and heating system and attractive veranda with built in outdoor kitchen. The pool is surrounded by paving and is heated.

St Nicholas is a popular small village with good local facilities including village junior school from where the children go to Cowbridge comprehensive school, parish church, Cottrell Park Golf Club with its two 18 hole courses, National Trust property at Dyffryn Gardens. In the adjoining village of Bonvilston is a good local shop, village hall known as "The Bonvilston Reading Rooms", and the Red Lion. A few minutes drive to the east is the major out of town shopping centre at Culverhouse Cross with Marks and Spencer, Tesco etc and then easy access into the capital city with its highly regarded city centre, vibrant Cardiff Bay and major transport links via M4, mainline British railway and Cardiff Wales Airport.

- Unique and High Specification Detached Property
- Detached Outbuilding Currently In Use As Garage
- Outdoor Kitchen, Pavilion with Changing Room Facilities
- Gated Entrance With Plenty of Off Road Parking
- EPC - C
- Set in Circa 0.75 Acres
- Heated Outdoor Swimming Pool
- Detached Double Garage
- Extremely Popular Village Location

Accommodation

Ground Floor

Entrance Vestibule 15 x 10'8 (4.57m x 3.25m)

Entrance vestibule accessed via composite front door with inset double glazed inset vision panels to a curved entrance vestibule with attractive pointed stone wall, galleried landing. Full height UPVC double glazed windows allowing plenty of natural light. Inset LED spotlighting. Large form white high gloss ceramic tiled. Modern fitted radiator. Chrome wall lights. Access to curved staircase and some ground floor rooms.

Snug 20'8 x 21'3 (6.30m x 6.48m)

Semi open plan from entrance vestibule into a good sized snug area with skimmed walls. Intricately coved and skimmed ceiling with chrome LED spotlighting. Range of UPVC double glazed windows to front elevation. Modern fitted radiator. Matching high gloss floor tiles. Range of chrome wall lights.

Drawing Room

An excellent sized drawing room with an abundance of natural light via UPVC double glazed windows and double bi-folding patio door to all elevations. Fully skimmed walls. Coved and skimmed ceiling. Gas coal effect fire set into a marble fireplace. Range of modern fitted radiators.

Dining Room 12'5 x 16'1 (3.78m x 4.90m)

Situated semi open plan from the kitchen/breakfast room and benefiting from a UPVC fully glazed bi-folding door out onto the rear patio laid terrace. Two UPVC double glazed window to front and rear elevations. With skimmed walls. Coved and skimmed ceiling. Attractive chrome light fittings to wall and ceiling. Matching tiled flooring. Modern, graphite-fitted radiator. Archway through into kitchen/breakfast room.

Kitchen/Breakfast Room 16'10 x 10'5 (5.13m x 3.18m)

Modern fitted kitchen with range of shaker style wall and base units set under and over a quartz worksurface with matching upstands. Features include: Eyeline NEF double

oven with over head integrated NEF microwave. Integrated Hotpoint Dishwasher, behind matching decor panel. One and a half chrome sink and grooved drainer with chrome mixer power tap. Gas five ring hob with overhead chimney extractor. Tall larder unit. Integrated fridge and freezer under-counter. Stepped effect tiles to range of splash backs. Range of UPVC double glazed windows set into a wooden pelmet. Two tone high gloss ceramic tiled flooring. Wooden glazed door opens through into rear hall.

Rear Hall 6'2 x 13'9 (1.88m x 4.19m)

Further range of fitted wall and base units in a shaker style with a mottled effect dark work surface and wall mounted glazed display cases. Wooden ledged and braced door to front elevation with inset vision panel. UPVC double glazed arrow slit windows. Alarm panel housed here. Skimmed walls and ceiling with range of LED spotlighting. Quarry tiled flooring. Wooden glazed doorway opens through into utility room.

Utility Room 8'5 x 10'11 (2.57m x 3.33m)

Really good sized laundry/utility room with a range of fitted wall and base units with space underset for washing machine and tumble dryer. China Belfast Sink by Shaws Original with chrome taps over. Two UPVC double glazed windows to rear and side elevations. Skimmed walls and ceilings with LED chrome spotlighting. Quarry tiled flooring. Doorway through into boiler room.

Boiler Room

Good sized storage space housing gas central heating boiler x2.

WC/Cloakroom 5'11 x 5'2 (1.80m x 1.57m)

Two piece suite comprising low level dual flush WC with wall hung wash hand basin and underset high gloss graphite vanity unit Tiled splash back. Skimmed walls and ceiling. Chrome fitted wall light. Wall mounted graphite towel rail. Tiled flooring.

First Floor

Landing 25'9 x 6'9 (7.85m x 2.06m)

Impressive galleried landing accessed via curved staircase to open gallery overlooking entrance vestibule with natural

light coming from the range of windows to the rear elevation. Further UPVC double glazed windows to front elevation. Skimmed walls and ceiling and LED spotlighting throughout. An attractive chandelier sits above the entrance vestibule. Fitted storage cupboard. Modern fitted radiators throughout. L shaped landing which spans the full width of the property.

Master Suite Bedroom One 19'3 x 15'1 (5.87m x 4.60m)

Excellent sized master bedroom with range of UPVC double glazed windows enjoying those fantastic views towards the Dyffryn Valley. UPVC fully glazed bi-folding door opens onto external covered balcony. Fully skimmed walls and ceiling with range of LED spotlighting. Fitted carpet. Graphite modern fitted radiator. Range of built in storage to remain. Opens through into dressing area.

Master Suite Dressing Room 7'4 x 6'4 (2.24m x 1.93m)

A through space into the en suite but comprising a range of built in wardrobes and great dressing area space. Skimmed walls and ceiling. Fitted carpet. Doorway opens through into master suite bathroom one.

Master Suite Bathroom One 10'6 x 9'2 (3.20m x 2.79m)

Luxuriously fitted suite in white comprising a corner jacuzzi bath with range of power jets and his and hers neck pads. Low level dual flush hidden cistern WC with further fitted chrome handheld hygiene wand. Attractive modern bowl fitted wash hand basin with chrome mixer tap over set on a dark quartz worksurface and underset high gloss vanity unit. UPVC double glazed opaque window to front elevation. Range of tiled splash backs. Skimmed walls and ceilings. Chrome LED spotlighting. Tiled Flooring. Chrome heated towel rail in an ornate finish.

Bedroom Two 13'6 x 13'10 (4.11m x 4.22m)

Good sized double bedroom with UPVC double glazed pedestrian door opening out onto balcony terrace enjoying those fantastic views. Further natural light enjoyed via a UPVC Double glazed window. Skimmed walls and ceilings. Fitted carpet. Fitted radiator. Built-in wardrobe.

Bedroom Three

Currently in use as an office space but an excellent sized double bedroom. With UPVC fully glazed patio door, opening out onto balcony terrace. Skimmed walls and ceilings. Fitted graphite radiator. Fitted carpet. Range of built-in storage.

Bedroom Four

Fourth double bedroom. Range of UPVC double glazed picture windows enjoying those fantastic views. UPVC double glazed patio door opens out onto balcony terrace. Skimmed walls. Skimmed ceiling. Fitted carpet. Fitted graphite radiator. Built in wardrobes. Access to loft via hatch.

Bathroom Two 7'7 x 9'11 (2.31m x 3.02m)

Three piece suite in white comprising corner quadrant shower cubicle with integrated chrome showerhead. Power jets and rainfall shower head. Low level dual flush hidden cistern WC and wash hand basin set into a pine vanity unit. Tiled splash backs. Skimmed walls and ceiling with chrome LED spotlighting. Fitted double glazed Velux window with further range of UPVC double glazed opaque windows to side elevation. Wood effect tiled flooring. Chrome wall mounted heated towel rail.

Bedroom Five

Good sized single or weekend double with UPVC double glazed patio door opening out onto balcony terrace with further range of UPVC double glazed windows. Skimmed walls and ceilings. Fitted carpet. Fitted modern graphite radiator.

Bathroom Three 6'11 x 7'3 (2.11m x 2.21m)

Modern fitted three piece suite in white comprising oversized walk in shower cubicle with matte black shower

head attachment. Shower control and rainfall showerhead fitment. Low level dual flush hidden cistern WC with matte black flush. Attractive composite wash hand basin with matte black mixer tap and underset vanity unit. Ceramic tiled splash back with skimmed walls and ceilings. Chrome LED spotlighting. Matching ceramic tiled flooring.

Outside

Detached Outbuilding

Detached outbuilding. An extremely impressive detached mono-pitched outbuilding. Clad in a Yorkshire Boarding Style with three up and over teckentrup glazed sliding garage doors. Open up to a multi car garage however could have an abundance of uses. With full skimmed walls and ceilings, power, light and range of LED spotlights. Large form tiled floor. This space could easily adapt to be used as a gym, leisure facility or any such like. There is a five door bi-folding run of UPVC double glazed patio doors that open out onto the rear garden. As well as connections for outdoor tap etc. and external cameras to front. LED uplighting from ground level provides a real scene at night. The garage doors open out onto a block pavia laid terrace with further parking for numerous cars, made private via Laurel hedging.

Gardens and Grounds

The property is entered via its owned private road. Double electric gated entrance with intercom system opening into a block paviour driveway and access parking for numerous cars. Turning right, you will reach the detached outbuilding as we have previously mentioned. Flanked by a wide variety of flora throughout and left to the detached double garage with electric up and over door, power light and EV charging point. There is further parking adjacent to this. To the central part of the garden is a detached

timber outbuilding with overhanging canopy. Comprising hugely attractive outdoor kitchen with range of stainless steel fitted kitchen units. Stainless steel sink and mixer tap and BOSS grill facility. absolutely fantastic for alfresco dining. Situated adjacent is a good size storeroom with the generator for the heated outdoor pool and separate access to the changing room which comprises three piece suite of corner quadrant shower cubicle, electric chrome shower head attachment and rainfall showerhead. Low level WC and wash hand basin.

The terrace comprises both tiles and composite decked flooring and range of LED up-lighting and gives access to the outdoor pool with tiled terrace surrounding

The gardens are flat, private and laid to lawn. Made private via high level hedgerows throughout and a range of mature trees. There are raised beds to provide some colour and a children's play area that will remain in situ. This garden really is a sight to behold and I would invite all interested applicants to take a look around.

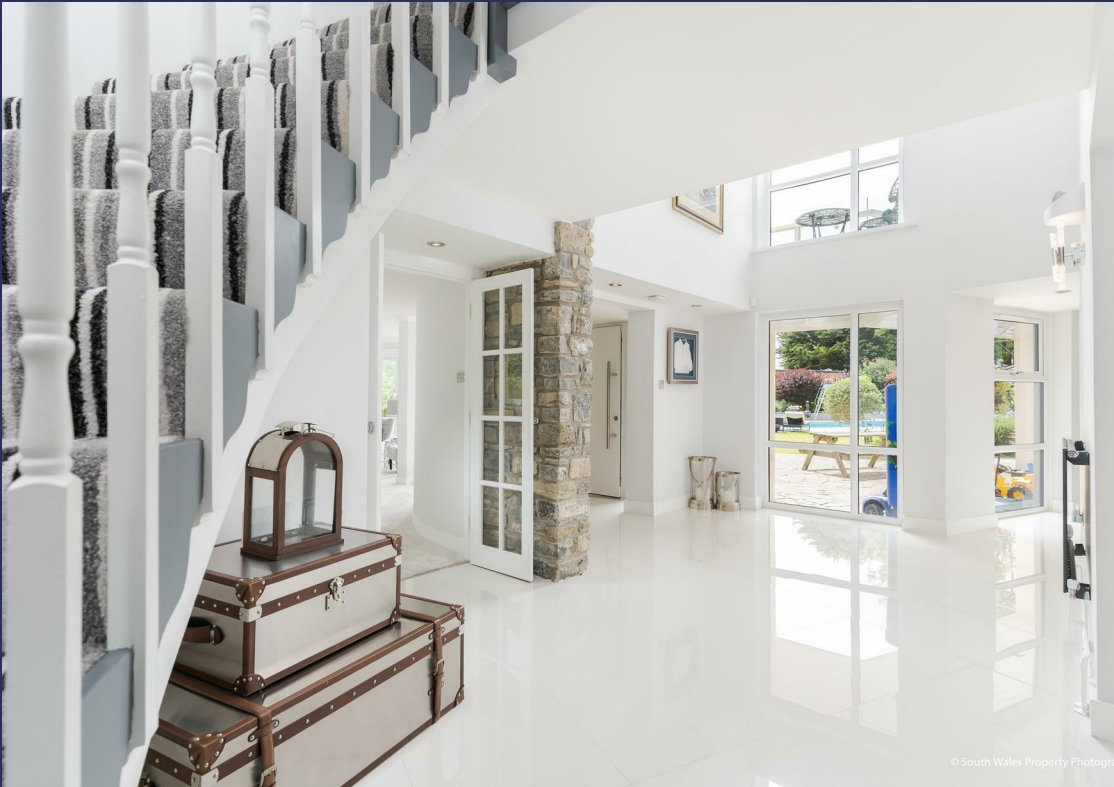
Services

All services are mains and connect to the property. Gas fired central heating.

Directions

From Cowbridge, travel East on the A48 towards Cardiff. Continue past Cottrell Park Golf Club into St Nicholas. The property will be one of the first on your right. It is accessed via electric gates.





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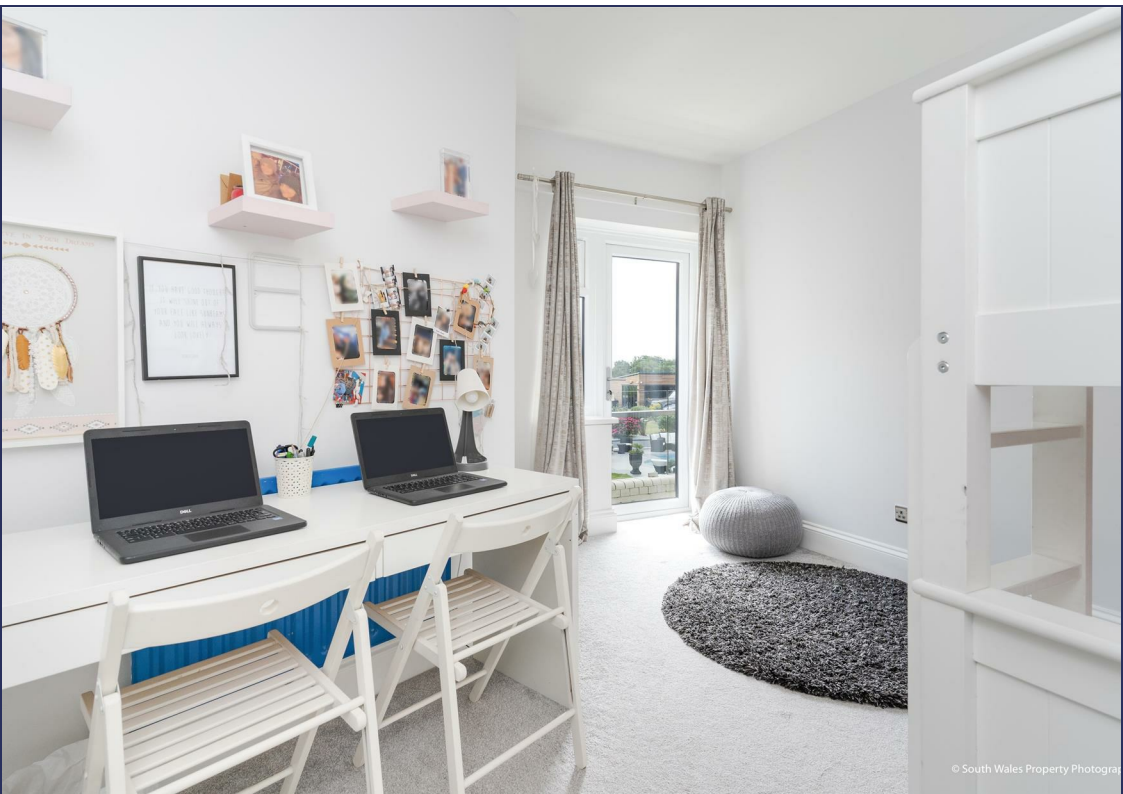
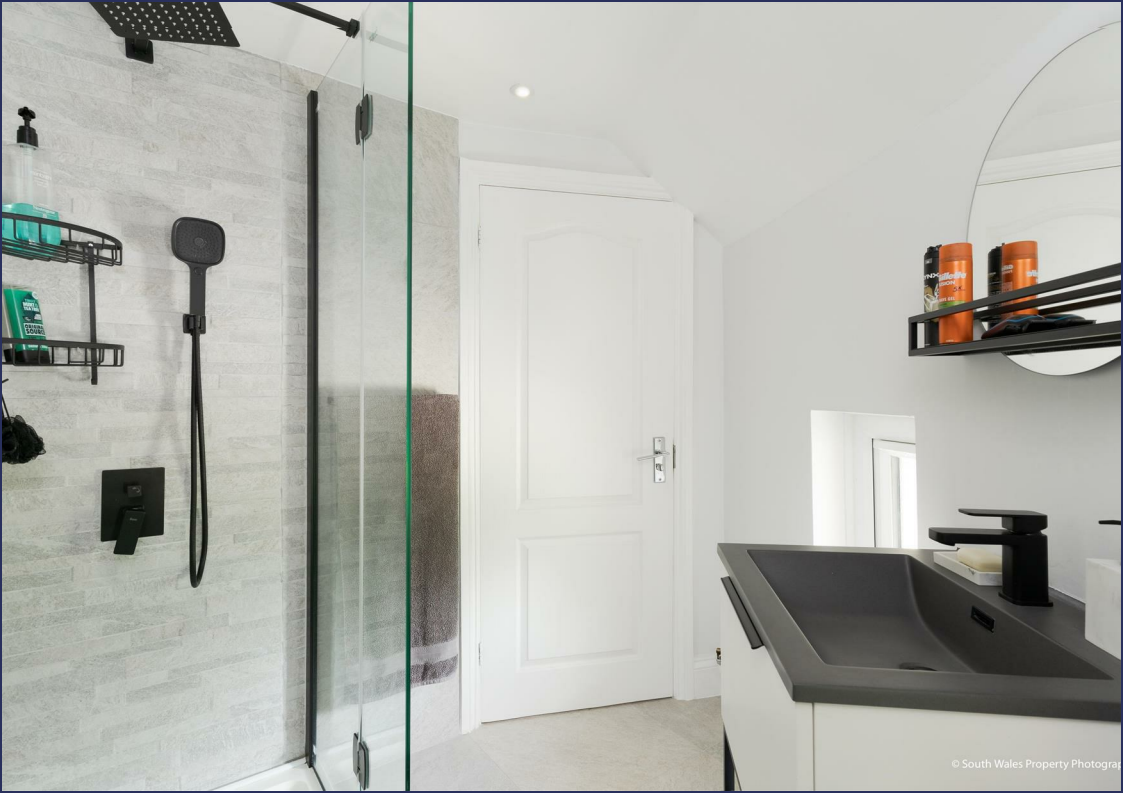
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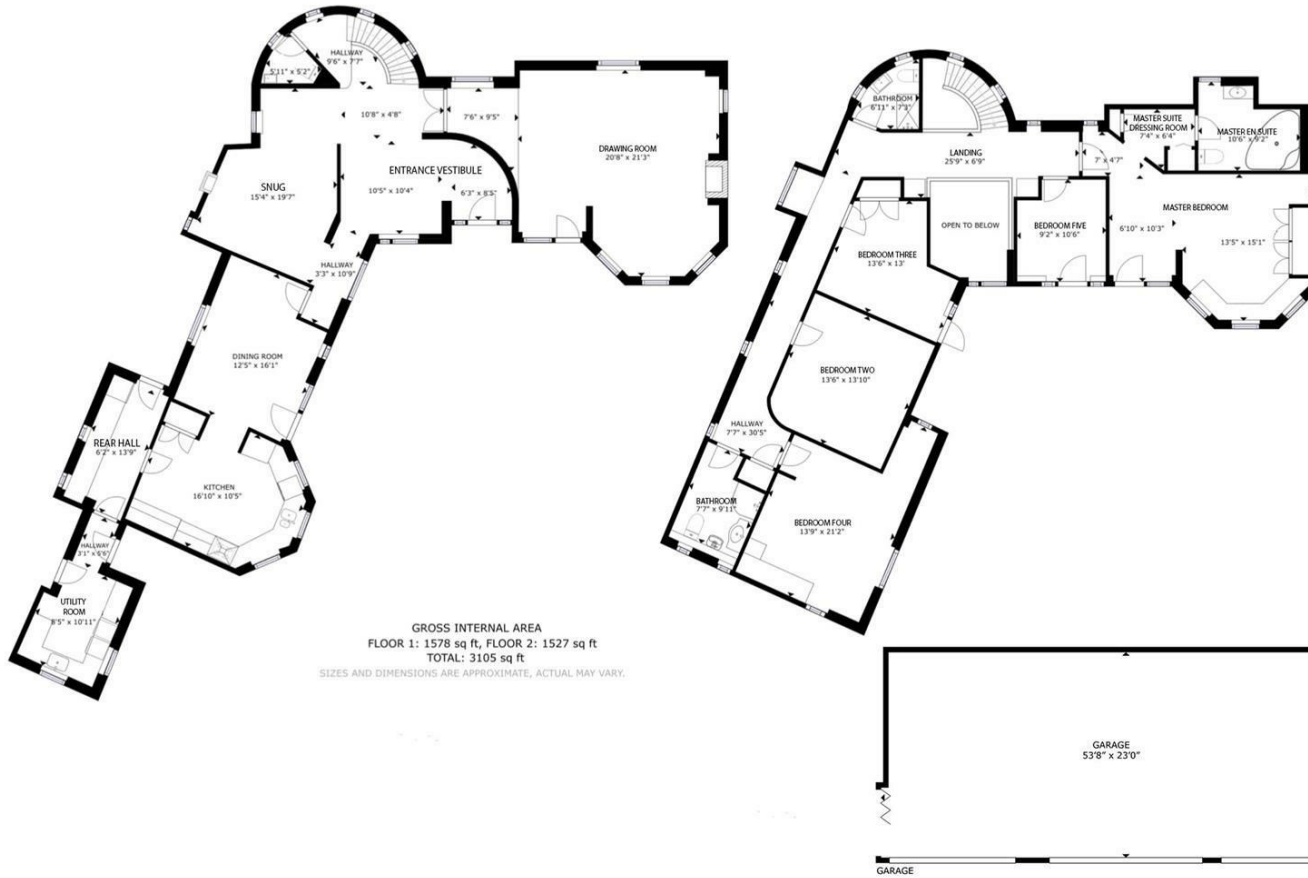


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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	76
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

