



## Holly Cottage, 44 Westgate

Cowbridge, CF71 7AR

Price £795,000

HARRIS & BIRT



A traditional Victorian Cottage which has been the subject of extensive stylish refurbishment and extension over recent years and the traditional cottage exterior belies just how much additional space the cottage offers. Briefly the ground floor comprises two good size living rooms together with a 38' long single story high pitch roof extension laid out as kitchen/ breakfast/ living room with the end wall all in glass leading out to and overlooking the pretty rear gardens and terrace which faces south west and backs onto The Verlands fields. Additionally downstairs is entrance hall, cloakroom and utility room. Upstairs are on two floors are three bedrooms, bathroom and cloakroom. Mains gas fire central heating and double glazing.

The location couldn't be more convenient with a flat walk to all the market town's excellent facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club etc. Excellent schooling for all ages. Cowbridge is a traditional market town situated in the heart of The Vale of Glamorgan with the Heritage coast line just a few miles of the south. The capital city of Cardiff and other major centres are in comfortable commuting distance.

If you are looking for a house in town perhaps downsizing but don't want to compromise on the quality and amount of living space then Holly Cottage is well worth a visit.

- Character Cottage
- 38' Kitchen/ Breakfast/ Living Room
- 3 Bedrooms
- Backing onto The Verlands Field
- Mains Gas Central Heating
- Impressively Extended
- 2 Further Living Rooms
- South-Westerly Garden
- Flat Walk To Town Centre
- EPC - D

## Accommodation

### Ground Floor

#### Entrance Hall

Part glazed storm doorway with fan light over. Glazed double doors leading through to sitting room.

#### Sitting Room 23' x 13'3 (7.01m x 4.04m )

Double glazed window to front with plantation shutters. Cast iron fireplace with gas coal fire and slate hearth. Arched display recess. Cupboard under stairs. Glazed double doors set in arched recess leading through to the dining room.

#### Dining Room 14'6 x 13'6 (4.42m x 4.11m )

Slightly L shaped. Particularly light with two Velux windows set into pitched roof and glazed double doors leading out to small courtyard.

#### Inner Hall

One wall almost entirely in glass with double glazed windows overlooking the side courtyard stretching down to floor level making the open plan dining room particularly light. Four double glazed Velux windows in pitched ceiling over. Range of fitted blinds. Inset ceiling lighting.

#### Cloakroom

Suite in white comprising low level WC and pedestal wash hand basin. Tiled floor. Opaque glazed window. Inset ceiling lighting. Extractor.

#### Utility Room 6'6 x 6'3 (1.98m x 1.91m)

Fitted with granite effect work surface with space and plumbing under for washing machine and space for tumble dryer. Space for tall fridge/ freezer. Cupboard housing Baxi mains gas fire combination boiler which heats the central heating system and domestic hot water supply. Tiled floor. Inset ceiling lighting. Extractor.

#### Kitchen/ Breakfast/ Living Room 38'3 x 12'3 (11.66m x 3.73m )

A superb modern addition to the property made to feel even larger with 11' high pitched roof to the main part with

exposed beams and wonderfully light via six large Velux windows each fitted with blind. The end of the room is all in glass with plantation shutters to the triangular section above. Wall to wall glazed double doors and windows to floor level. Kitchen area features opaque glazed window to side and a opaque glazed door to outside. Fitted with a range of inset ceiling lights throughout the room. Timber floors throughout. The kitchen area is fitted with a range of cream coloured cabinet units, timber work surfaces and matching upstands. Range of lighting options. Extensive range of built under cupboards. Range of matching wall cupboards. Illuminated glazed display case. Neff built in oven. AEG dishwasher with decor panel. Bosch four ring gas hob with tiled splash back and extractor set into glazed arched hood over. 1.5 bowl single drainer ceramic sink unit. Built under Liebherr fridge with decor panel. Matching central island unit with work surface and cupboards underneath. Plenty of space for breakfast table and chairs. Living space has room for extensive range of furniture and lovely garden views with access directly out to the rear garden.

### First Floor

#### Landing

Double turn stairway from sitting room. Inset ceiling lighting. Velux roof light. Folding double doors leading to stairway to second floor bedroom.

#### Bedroom One 12'6 x 10'6 (3.81m x 3.20m)

Views to front via two double glazed windows. Wall to wall run of built in bedroom furniture comprising four door run of floor to ceiling wardrobes with adjoining cupboard and separate floor to ceiling mirror fronted wardrobe.

#### Bedroom Two 15'6 x 10'9 max including entrance lobby (4.72m x 3.28m max including entrance lobby )

Big picture window to rear views over the garden and Verlands field beyond. Walk in wardrobe fitted out internally.

#### Bathroom 11' x 6'6 max (3.35m x 1.98m max)

L shaped. Suite in white comprising Roca pedestal wash hand basin, low level WC, panelled bath with mixer tap and

hand shower, Roman glazed shower cubicle tiled internally and fitted with rain head and hand shower. Tiled floor. Walls fully tiled around bath and half tiled around hand basin. Extractor. Window to rear. Stainless steel radiator/ towel rail.

### Second Floor

#### Bedroom Three 12'11" x 10'0" including stairwell and en suite (3.94m x 3.05m including stairwell and en suite)

Pitched roof so additional extra low level space to side. Wide ranging rear views. Shelved cupboards.

#### En Suite Cloakroom

Suite in white comprising low level WC and wash hand basin. Velux window with views. Light oak style laminate floor.

#### Garden

Direct access from the French doors in the living room to the flagstone terrace. Wall to side. Enjoying a south westerly aspect. Gently curving pathway leads to the bottom of the garden. Laid to artificial grass. Stone wall. Gate with direct access onto the Verlands field. Useful range of attractive timber painted outbuildings comprising office (8' x 8') octagonal in shape. Pitched roof. Glazed double doors. Windows to side. Two additional matching buildings measuring 6' x 14' and 6' x 4'.

#### Services

Mains water gas electricity and drainage. Central heating by mains gas. Double glazed throughout.

#### Directions

From our office at 67, High Street turn right and walk down the High Street. High Street becomes Westgate and Holly Cottage is number 44 on your left hand side.



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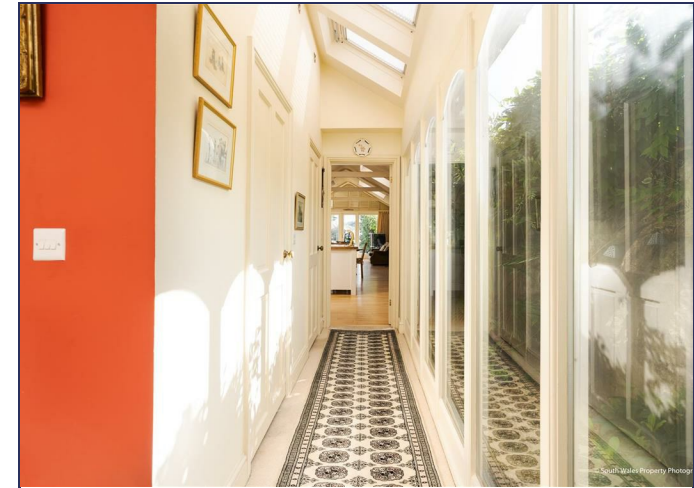








GROSS INTERNAL AREA  
 FLOOR 1: 1145 sq ft, FLOOR 2: 456 sq ft, FLOOR 3: 123 sq ft  
 TOTAL: 1724 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>

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

