



# The Mount

City, Cowbridge, CF71 7RW

Price £650,000

HARRIS & BIRT



An excellent opportunity to purchase this circa 3,000 sq/ft detached property set in an elevated position - a most impressive, double fronted, architect designed seven bedroom family residence, built in 1967 to a high specification externally finished in whitened Alpine render, inset with white uPVC double glazed windows, and occupying a stunning position with truly uninterrupted panoramic open views across green fields and countryside. This versatile and distinctive home offers accommodation briefly comprising; entrance vestibule, cloakroom, WC, office space, guest suite with en suite and dressing area, living room, dining room, kitchen/breakfast room, conservatory and utility set across a split level ground floor, stairs lead up to three further bedrooms, family bathroom and WC, with stairs leading up to a second floor comprising master bedrooms, en suite and dressing room, as well as a further two bedrooms and bathroom.

Other features include a intruder alarm, solar panels for heating and hot water, parquet block floors, oil fired central heating with a replacement boiler installed in 2004 and a private cesspit drainage facility newly installed. This delightful home boasts a south facing front, with numerous well planned sun terraces to capture the truly dynamic views that the hamlet village of City enjoy, whilst still being well positioned within easy reach of the highly popular market town of Cowbridge with its popular high school, whilst a local primary school is only a short driving distance away. This wonderful location provides an idyllic rural setting, bounded by protected green belt land, with some of the finest views available within the Vale.

- Unique Detached Property
- Seven Bedrooms
- Attractive Gardens and Balcony Terrace
- Highly Desirable Area within Cowbridge Comprehensive Catchment
- Set in an Elevated Position with Far Ranging Views
- Undercroft Double Garage & Store Room
- Architecturally Designed
- EPC: D

## Accommodation

### Ground Floor

#### Entrance Vestibule 12'5" x 9'2" (3.78m x 2.79m)

Double height entrance vestibule. Entered via UPVC fully opaque glazed front door. Natural light via floor to ceiling fixed pane UPVC composite windows. The lower level are opaque glazed. To the upper level clear glazed. Fitted carpet. Open staircase leading up to inner hall. Glazed doorway opens through into cloaks storage.

#### Cloakroom

Good sized shoe and cloak storage. UPVC double glazed window to front elevation. Skimmed walls. Fitted radiator. Fitted carpet. Hanging rails and open shelving. Door through to WC.

#### WC

Two piece suite in white comprising low level dual flush WC. Wall hung wash hand basin with chrome mixer tap. Underset vanity unit. Fully tiled walls. Wood block flooring. UPVC double glazed opaque oak window to side elevation. Water stop cock housed here. Extractor fan.

#### Inner Hall

Stepped up from the entrance vestibule. Papered walls. Clad ceiling. Drop down pendant lighting. Fitted double radiator. Steps up to study area.

#### Study 10'9" x 10'7" (3.28m x 3.23m)

An attractive space with excellent views out across windows from the entrance vestibule. Panelled walls. Yorkshire boarded ceiling. Wood block parquet flooring. UPVC double glazed window to rear elevation. Door through into kitchen and stair hall.

#### Guest Suite - Bedroom Seven 13'5" x 10'7" (4.09m x 3.23m)

Good sized double bedroom. Skimmed walls. Coved and skimmed ceiling. Open wall hung shelving. Fitted radiator. Wood block flooring. UPVC patio doors open out onto side terrace. Inset plantation shutters. Sliding door opens through into en suite.

#### Guest Suite Bathroom

Split into two areas. Mirror fronted fitted double wardrobe with open shelving and hanging space. Fully tiled. Pedestal wash hand basin with underset vanity unit. Wall eyeline mirror with inset LED spotlighting. UPVC double glazed window to side. Fully tiled walls and ceiling. LED chrome spotlighting. Access to loft via hatch. Section two housing low level dual flush WC. Inset quadrant shower cubicle with integrated chrome shower and shower head attachment. Fully tiled travertine style walls. UPVC double glazed window to front elevation. LED chrome spotlighting.

#### Kitchen/ Breakfast Room 23'7" x 12' (7.19m x 3.66m)

An attractive high gloss modern fitted kitchen with range of wall and base units with sleek chrome handles. Set under and over a China granite work surface. Fitted island to watch with overhanging breakfast bar. Features to include four ring induction hob with chrome chimney extractor. 1.5 sink and drainer with chrome swan neck mixer power tap and grooved drainer. Integrated Beko dishwasher behind matching decor panel. Eyeline electric fan oven. Eyeline microwave. Space for American style fridge/ freezer. Full range of fitted units including larder units and drawers. UPVC double glazed window to rear elevation. Stainless steel splash back and matching window sill. Internal glazed window looking out over living providing natural light. Skimmed walls. Tiled flooring. Vertical modern fitted radiator. Skimmed ceiling. Access through into;

#### Utility 9'3" x 7'5" (2.82m x 2.26m)

Good sized utility space with range of base units set under a wood effect work surface. China Belfast sink. Fully tiled walls. Contrasting tiled flooring. Oil fired boiler housed to floor. UPVC double glazed opaque pedestrian door to side. UPVC double glazed door to rear.

#### Dining Room 14'11" x 12'5" (4.55m x 3.78m)

Accessed via wooden glazed door to kitchen/breakfast room. Papered walls. Wood clad ceiling. Wood block flooring. UPVC double glazed window to side elevation. Fitted radiator. Aluminium fully glazed sliding doors through into;

#### Sun Room 14'9" x 9'5" (4.50m x 2.87m)

UPVC construction with a polycarbonate UPVC mono pitched roof structure. Offering truly wonderful views across open countryside down the valley beyond. UPVC fully glazed pedestrian door opens out onto a raised patio laid front terrace spanning the property.

#### Living Room 22'7" x 17'8" (6.88m x 5.38m)

Accessed via steps down from dining room to an open plan principal reception room. Full range of UPVC double glazed windows and sliding patio door enjoying those wonderful scenic views. Provides interesting architecture via a curved wall and horizontal wood panels to wall and ceiling. Stone built chimney breast with inset log burning stove set on a tiled hearth. Pointed stone surround. Wood block flooring.

#### Stair Hall

Accessed via wooden fire door with inset glazed vision panel to open stair hall. UPVC half opaque glazed pedestrian door opening out onto rear gardens. Fully carpeted stairs. UPVC double glazed window to the top of the landing. Further full turn staircase offering access to second floor. Fitted radiator. Skimmed walls and ceiling. Communicating doors to all first floor rooms. Built in cupboard housing hot water tank and solar panel inverter.

### First Floor

#### WC

Two piece suite comprising low level dual flush WC. Oversized wash hand basin with underset vanity unit. Eyeline mirror fronted vanity unit. UPVC double glazed window to rear elevation. Fully tiled walls. Tiled flooring. Fitted radiator.

#### Bedroom Four 11'11" x 16'4" (3.63m x 4.98m)

Good sized double bedroom. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator. Built in mirror front wardrobe.

#### Bedroom Five 9'1" x 10'4" (2.77m x 3.15m)

Good sized double bedroom. UPVC double glazed window to front elevation. Skimmed walls and ceiling. Light oak effect flooring. Fitted radiator.

#### Bedroom Six 11'1" x 12'5" (3.38m x 3.78m)

Sixth double bedroom with UPVC double glazed window to front and side elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built in double wardrobe.

#### Bathroom Three

Four piece suite comprising inset quadrant shower cubicle with integrated electric shower and shower head attachment. Sunken bath with chrome mixer tap and over head shower fitment. Vanity unit housing low level dual flush hidden cistern WC. Pedestal wash hand basin. UPVC double glazed window to rear elevation. Fully tiled walls. Contrasting slate effect tile vinyl laid flooring. Chrome wall mounted heated towel rail.

### Second Floor

#### Landing

Accessed via a full turn staircase with stainless steel spindles to an open landing. UPVC double glazed Velux window. Built in storage set into eaves. Range of LED spotlighting. Fitted carpet.

#### Master Suite Bedroom 13'10" x 12'5" (4.22m x 3.78m)

Good sized double bedroom set into the eaves. UPVC double glazed Velux windows. UPVC double glazed window to side and front elevation enjoying those wonderful views. Room for a double bed storage as well as built under eaves storage. Door through into;

#### Master Suite Bathroom

Four piece suite in white comprising panelled jacuzzi bath with chrome mixer tap and integrated chrome shower and shower attachment. Low level dual flush WC. Fitted bidet. Wash hand basin with underset vanity unit and chrome mixer tap. Wall mounted mirror front vanity unit. UPVC double glazed window to rear elevation. Fully tiled walls. Coved and skimmed ceiling. Fitted downlighting. Mosaic tiled flooring. Chrome heated towel rail. Door to;

#### Master Suite Dressing Room

An excellent sized dressing room with a range of hanging rails and open shelving. Full length wall hung fitted mirror. Skimmed walls and ceiling. Vinyl laid flooring.

#### Bedroom Two 13'1" x 12'1" (3.99m x 3.68m)

Good sized double bedroom. Full range of UPVC double glazed windows and UPVC double glazed Velux windows to allow plenty of natural light. Skimmed walls and ceiling. Chrome LED spotlighting. Attractive window seating. Wood effect flooring. Fitted radiator. Interlocking door into bedroom three.

#### Bedroom Three 12'2" x 7'2" (3.71m x 2.18m)

Adaptable space could be used as dressing room/nursery. UPVC double glazed windows to rear and side elevations. Skimmed walls and ceiling. LED spotlighting. Wood effect flooring. Fitted radiator. Built in storage.

#### Bathroom Two

Three piece suite comprising over sized walk in shower cubicle with integrated shower and shower head attachment. Low level dual flush WC. Wall hung wash hand basin with underset light oak vanity unit. Wall hung mirror fronted LED vanity unit. Fully tiled walls. Tiled flooring. Wall hung heated towel rail. UPVC double glazed window to rear elevation.

### Outside

#### Double Garage 22'7" x 17'8" (6.88m x 5.38m)

Excellent sized double garage. Accessed via electric up and over garage door. Power and light. Water. Housing the solar panel and heated inverter. Built under pit for car. Good sized open shelving etc. Door through into storage room.

#### Storage Room 14'11" x 17'8" (4.55m x 5.38m)

Block built. Power and light. UPVC half opaque glazed pedestrian door to rear allows pedestrian access and natural light. UPVC double glazed opaque window. Mezzanine shelving. Excellent storage space.

### Gardens & Grounds

The property is set in a deceptively spacious plot providing good off road parking to front. Access through to garage. To the Westerly side of the garden has been recently landscaped to create a Cotswold chipping laid patio terrace. Steps up to a patio laid terrace accessed off the guest suite to the ground floor. Rear access spans the width of the property and the Easterly portion of the garden has an EV charging point situated outside the garage. Spacious and mainly flat accessed through a gate offering steps up to the patio laid terrace to front along with steps up to rear. Plenty of mature hedgerows and shrubbery. Timber built shed. Privacy via a large laurel hedge. This part of the garden traverses from a good parcel of lawn. Raised beds and built through walk ways.

### Services

The property is serviced by oil fired central heating. Dual system with solar PV panels and hot water panels that sit to the roof structure. Mains electric and water. Drainage via a newly fitted treatment centre.

### Directions

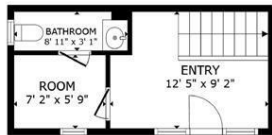
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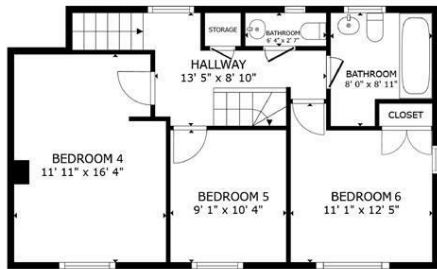




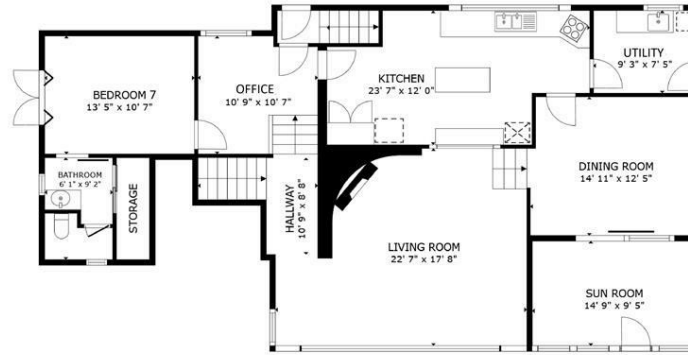




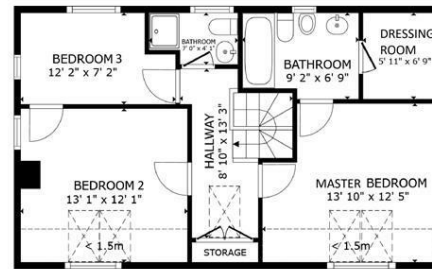
FLOOR 1



FLOOR 3



FLOOR 2



FLOOR 4

GROSS INTERNAL AREA  
 FLOOR 1 182 sq.ft. FLOOR 2 1,478 sq.ft. FLOOR 3 626 sq.ft. FLOOR 4 570 sq.ft.  
 EXCLUDED AREAS : REDUCED HEADROOM 71 sq.ft.  
 TOTAL : 2,856 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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