



## Mill Cottage

Monknash, Cowbridge, CF71 7QQ

Price £599,950

HARRIS & BIRT



A delightful semi-detached stone built cottage. Probably dating from the late 1800s but has been refurbished and extended over recent years to create the very comfortable character home of today. An attractive blend of character features such as boarded floors, original staircase, working fireplace etc with modern standards of appointment including mains gas fired central heating and double glazing. The location of the cottage is a delightfully rural one on a small lane down winding down to the heritage coastline less than a mile away and surrounded by some delightful countryside. Monknash is a tiny hamlet centred around the quaint village pub, The Plough and Harrow. Within walking distance is the slightly larger village of Broughton with the local facilities of the village of Wick a short way further on.

The market town of Cowbridge is within easy driving distance and provides an extensive range of facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities etc. Major centres within comfortable commuting distance include the capital city of Cardiff, Bridgend, Swansea etc. A pretty character Cottage well worthy of inspection.



## Accommodation

### Ground Floor

#### Entrance Porch

Pitched roof. External storm door. Glazed inner doorway leading through to the entrance hall.

#### Entrance Hall

Oak style laminate floor. Original pine staircase leading to the first floor. Useful under stairs storage cupboard. Telephone point.

#### Living Room 17'10 x 13'8 (5.44m x 4.17m)

Comfortable principal reception room with boarded floor and enjoying a most pleasant outlook over the garden via the two UPVC double glazed picture windows both with deep timber sills. Two wall light points. Splendid original cast iron fireplace with hearth with stripped pine mantle and surround.

#### Sitting Room/Dining Room 18'20 x 12'8 (5.49m x 3.86m)

Originally two rooms but now opened up to form one large family style room divided into dining and sitting area. The sitting area has a double glazed window to the side and features a quarry tiled fireplace housing a 'Douvre' cast iron wood burning stove. Either side of the fireplace are alcoves with inset shelves and cupboards.

#### Kitchen / Breakfast Room 13'6 x 11'8 (4.11m x 3.56m )

Irregular shaped room skillfully created by combining the old kitchen and scullery now well fitted with a range of units by Tutsell & Warne in small bone style featuring a range of units finished in cream with tiled work surfaces. Features include space and plumbing for dishwasher, space for fridge, space for freezer, corner carousel, double base unit with inset 1.5 bowl single drainer sink unit with bronzed taps, double wall cupboards flanking display unit with archway, lighting between wall and base units. More recent additions include Parkinson Cowan cooker finished in royal blue with four ring gas hob and flanked by work surfaces with cupboards and drawers under. Tiled back plate to cooker with inset filter over and flanked by further wall cabinets. Further four door run of wall cupboards including central glazed display units. Tall cupboard housing 'Valliant eco tech+' mains gas fired boiler. Plenty of space for breakfast table and chairs. A particularly light room with window over

rear garden, window to side and triple window with deep sill over looking the very pretty front garden. Quarry tiled floor. Inset ceiling lighting. Access to roof storage space. Telephone point.

#### Kitchen Porch

Leads directly off the kitchen via stable door. Quarry tiled floor. Window over looking the garden. UPVC storm doorway leading out to dining terrace and front garden. Pendant ceiling lighting. Power point.

#### Rear Hall

Partly finished in colour washed stone walls and part quarry tiled floor. Storage cupboard. Doorway to rear courtyard and garden.

#### Bathroom / Utility 11'7 x 8'2 (3.53m x 2.49m)

Splendid bathroom/utility room with chequered pattern black and white tiled floor and antique tiles to dado rail. Suite in white comprising wash hand basin with cupboard under, low level WC and shower cubicle tiled internally and fitted with Mira glazed door and Mira shower. The utility area features include wall to wall units finished in cream with work surfaces in white comprising large twin bowl ceramic sink unit with cupboards under space and plumbing for washing machine. Inset ceiling lighting. Opaque glazed windows to side and rear. Radiator and electric heated towel rail.

#### First Floor

##### Landing

Dog leg stairway from entrance hall. Velux window provides plenty of light.

#### Master Suite Bedroom One 11'7 x 12'10 (3.53m x 3.91m)

Picture window to side over looking adjoining farmland. Pitched ceiling with access to roof space. Original cast iron fireplace fronted by central heating radiator.

#### Master Suite Dressing Room / Study

Wonderfully light room enjoying wide ranging countryside views. Two windows to the rear and further window to side. Pitched ceiling with roof storage access. Telephone point.

#### Master Bathroom

Leading off the dressing room/study. Heritage suite in white

comprising low level WC, wash hand basin set in to vanity unit with cupboard under and corner shower cubicle tiled internally and fitted with Mira shower. Inset ceiling lighting. Underfloor heating. Dual aspect heated towel rail.

#### Bedroom Two 11'2 x 13'8 (3.40m x 4.17m)

Double glazed picture window enjoying southerly views over the neighbouring farmland towards the coast. Cast iron fireplace with pine surround.

#### Bedroom Three 12'10 x 10'7 (3.91m x 3.23m)

Two double glazed windows with lovely views. Louvre fronted wardrobes.

#### Outside

Five bar gate leads to gravel parking area. Dense mature front hedge provides considerable privacy. Old stone wall to side with mature thick hedge. Lawned front garden with densely stocked borders and shrubbery. A very pleasantly private garden enjoying southerly aspect. Greenhouse and wooden shed to remain. Paved sitting area/dining terrace with access directly from front door and kitchen porch. The rear garden is smaller and mostly paved and very private with stone wall to one side and hedge to the other side. Gateway gives access to the adjoining country lane. Useful stone built garden shed split into two compartments with main compartments ( 9" x 4'9 max ) with stable door, window to side, electric light and power and Belfast sink. The smaller compartment with its own front door is used as a timber storage shed.

#### Services

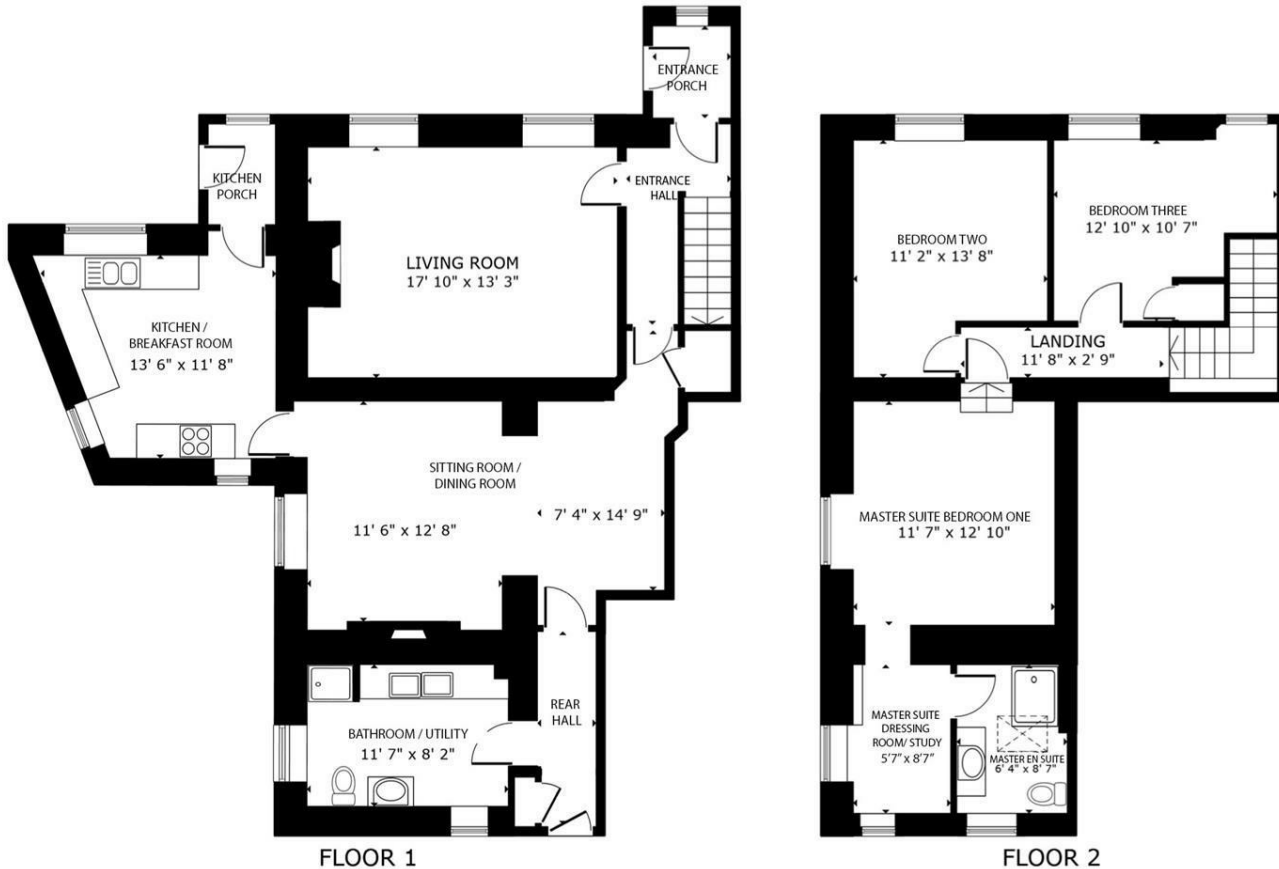
Mains water, gas and electricity. Private drainage.

#### Directions

From our offices at 67 High Street, Cowbridge, turn right and go down the High Street into Westgate and at the end turn left onto the Llantwit Major Road. At the first roundabout on the entrance onto the Llantwit Major bypass turn right signposted Wick. Go past the crossroads with the left turn signposted to St Donats Art Centre and about half a mile further on turn left signposted Marcross and Broughton. Almost immediately turn right. Keep left in Broughton and at the T-junction turn left. In 200 yards turn right and go past the Plough and Harrow pub, continue past the pub for about 200 yards and the property is located on the right hand side







GROSS INTERNAL AREA  
 FLOOR 1 1,049 sq.ft. FLOOR 2 653 sq.ft.  
 TOTAL : 1,702 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF  
 01446 771777 sales@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF  
 02920 614411 lettings@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

