



## 7 Court Drive

Llansannor, Cowbridge, CF71 7SD

Price £725,000

HARRIS & BIRT



Scandinavian inspired lodge offering five bedrooms and three reception rooms across an excellent footprint over one floor. The unique plot sits in half an acre of mature gardens and grounds. Offering an excellent outlook across the open countryside beyond. The accommodation briefly comprises entrance hall, living room, dining room, kitchen/breakfast room, sitting room, utility/boot room, study/bedroom five, master bedroom with en suite bathroom, three further double bedrooms and family bathroom. There is a range of off road parking to front with a car port for two vehicles.

The property is situated in the ever popular village of Llansannor. Situated in a fine woodland setting in one of the Vale's most peaceful enclaves yet within easy reach of Cowbridge town and its shops and schools. The property is located in a rural setting yet is just 3 miles from the beautiful market town of Cowbridge with its broad range of shops and services. M4 (Junctions 34 and 35) are within a 10 minute drive. The Intercity Rail network can be accessed from both Bridgend and Cardiff with frequent services to Paddington (approximately 2 hours from Cardiff). There is an abundance of rural pursuits and footpaths on the doorstep. The Parish of Llansannor has an excellent Primary School; Secondary education is in Cowbridge Comprehensive School.

- Scandinavian Inspired Detached Lodge
- Three Reception Rooms
- Popular Village of Llansannor
- Car Port
- Five Bedrooms
- Situated in 0.5 Acres
- Flat, Private, Gardens Mainly Laid to Lawn
- EPC: E

## Accommodation

### Ground Floor

#### Entrance 8'1" x 14'6" (2.46m x 4.42m)

The property is entered via wooden front door with full length fixed pane double glazed vision panel onto open forecourt. Painted brick effect walls. Skimmed ceiling. Tiled entrance leading through to carpet. Fitted radiator. High level mottle Scandinavian style windows. Open plan through into;

#### Living Room 21'6" x 14'6" (6.55m x 4.42m)

Range of wooden double glazed windows to both elevations offering attractive dual aspect with outlooks over the garden and countryside beyond. Flush fronted log burning stove housed to white brick painted chimney breast. White brick painted and wooden clad walls. Attractive Scandinavian style beams. Fitted carpet. Fitted radiator. Glazed door into dining room.

#### Dining Room 13'11" x 14'6" (4.24m x 4.42m)

Further range of floor to ceiling fixed pane windows with attractive sliding wooden glazed door opening out onto rear patio laid terrace. Fitted carpet. Fitted radiator. Open plan into inner hall. Door through to;

#### Kitchen/Breakfast Room 13'11" x 16'9" (4.24m x 5.11m)

Excellent sized kitchen/breakfast room with range of wooden glazed windows to front elevation. Shaker style wood effect kitchen. Range of wall and base units sat under and over an Oak effect work surface with matching upstand. 'Miele' eyeliner electric fan oven. 'Neff' integrated eyeliner microwave. 'Miele' four ring induction hob with stainless steel double sink and drainer with chrome mixer tap. Integrated 'Beko' dishwasher behind matching decor panel. Space for washing machine/tumble dryer. Integrated fridge/freezer behind matching decor panel. Peninsular breakfast bar with open alcove shelving. Attractive wooden glazing opens into inner hall. Slate laid tiled flooring. Fitted radiator. Door opens into;

#### Sitting Room 17'6" x 13'6" (5.33m x 4.11m)

Another excellent sized reception space. Wooden glazed windows of front elevation allowing plenty of natural light. Skimmed walls and ceiling. Attractive beam work. Fitted carpet. fitted radiators. Door to;

### Utility/Boot Room

Accessed from the front of the property via a wood half glazed door to an sizeable boot room. Range of high level wall units. Space for tumble dryer, washing machine and extra fridge/freezer. Coat hooks and high level hanging rail. 'Grant' floor mounted oil fired boiler. High level horizontal windows allowing natural light.

### Inner Hallway

Situated off the dining room with a range of fitted wardrobes. Skimmed walls. Skimmed ceiling. Glazed light pocket. Communicating doors to all bedrooms.

#### Master Suite Bedroom One 20'7" x 13'5" (6.27m x 4.09m)

Good sized double bedroom. Two floor to ceiling wooden double glazed windows overlooking pretty rear gardens. Attractive beam work. Oak laid flooring. Fitted radiator. Range of built in wardrobes. Door to;

#### Master Suite Bathroom One

Three piece suite in white comprising panelled bath with integrated electric Triton T300SI electric shower and shower head attachment. Low level dual flush hidden cistern WC. Wall hung wash hand basin with mixer tap. Fully tiled walls. Slate tiled flooring. Skimmed ceiling with range of LED spotlighting. High level horizontal glazed windows. Inset glazed light pockets. Wall mounted chrome heated towel rail. Wall mounted vanity unit.

#### Bedroom Two 12'10" x 8' (3.91m x 2.44m)

Good sized double bedroom. Wooden double glazed window to side elevation. Skimmed walls and ceiling. Inset beams. Fitted carpet. Fitted radiator. Built in wardrobe.

#### Bedroom Three 12'10" x 8'2" (3.91m x 2.49m)

Third double bedroom. Wooden glazed window to side elevation. Skimmed walls and ceiling. Inset beam. Wood effect flooring. Built in wardrobe. Fitted radiator.

#### Bedroom Four 12'10" x 9'10" (3.91m x 3.00m)

Fourth double bedroom. Wooden glazed picture window over looking pretty garden. Range of high level horizontal windows allowing natural light. Skimmed walls and ceiling. Inset beam. Fitted carpet. Fitted radiator. Built in wardrobe.

### Family Bathroom

Three piece suite in white comprising P shaped panelled

bath with electric shower and shower head attachment. Attractive vanity unit with inset low level dual flush hidden cistern WC. Wash hand basin with chrome mixer tap. Fully tiled walls. Contrasting tiled floor. Modern vertical radiator. High level horizontal window. Lead lined glazed light pocket. Over sized mirror housed to wall.

#### Bedroom Five/Study 13'10" x 14'6" (4.22m x 4.42m)

An adaptable and attractive space with range of floor to ceiling wooden double glazed windows over looking the pretty gardens and countryside beyond. Skimmed and brick painted walls. Wooden clad ceiling. Fitted carpet. Electric wall mounted radiator.

### Outside

#### Gardens & Grounds

The property is accessed via a wooden five bar gate to a gravel laid driveway situated in an attractive plot size of nearly 0.5 acres. The property is situated in an attractive corner plot and the wrap around gardens are mainly laid to lawn. Made private via high level hedging. Timber built storage shed and outside water taps situated to the southerly elevation. Oversized patio that offers a great space for al fresco dining. To the north is open countryside and the property enjoys splendid views across the fields beyond. Car port situated to the front of the property for two cars with plenty of off road parking in the gravel laid forecourt.

### Services

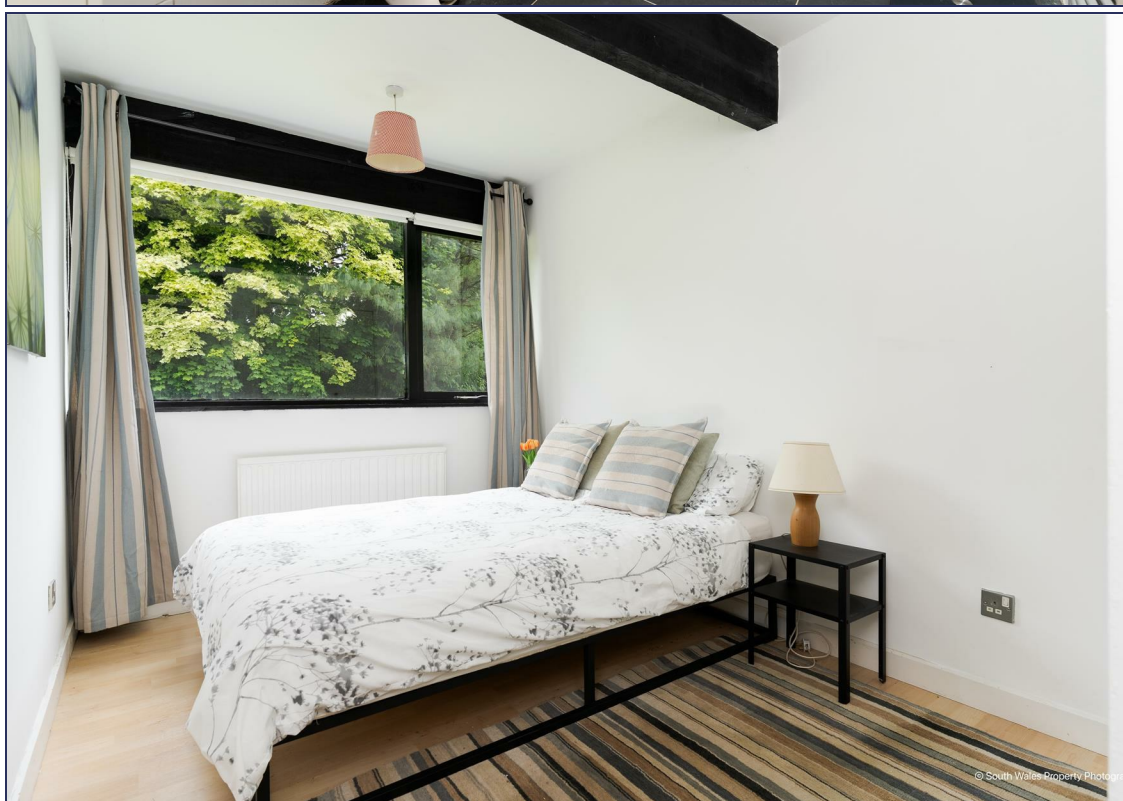
The property is heated via oil fired central heating. Septic tank drainage. mains electric and water.

### Directions

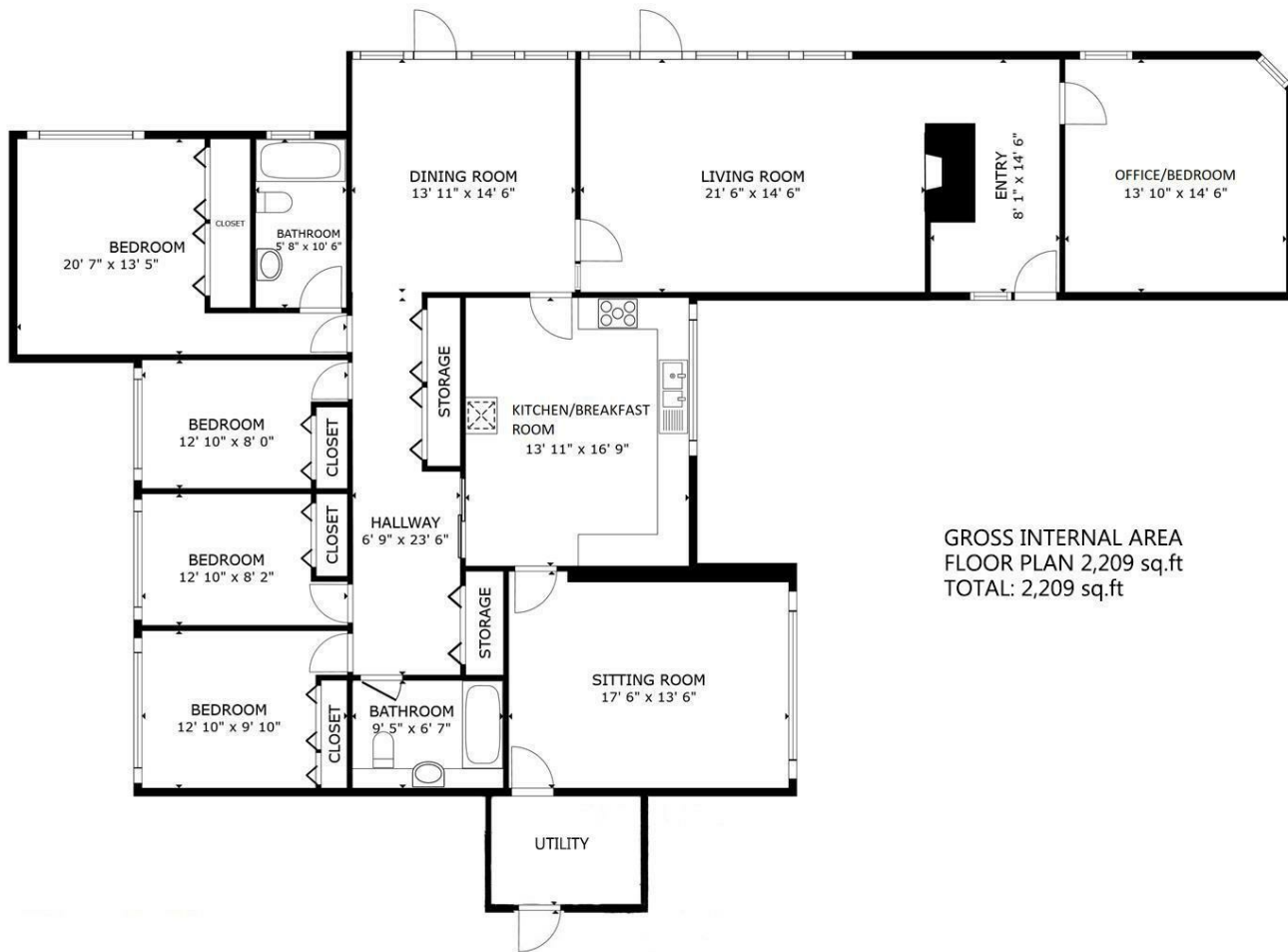
From our offices at 65 High Street, Cowbridge turn left proceed down the high street onto Eastgate and at the traffic lights turn left onto Aberthin Road. Travel through the village of Aberthin then take your next left signposted Llansannor. Travel along this lane and take your next turning left. Go straight through the small hamlet of Newton, passing the Milk Churn on your left hand side. Keep on this country lane following the signs for Llansannor, just after the sign upon entering the village take your next right onto Court Drive. Travel down Court Drive at number 7 is situated at the end of the road on the left through the five bar gate. What3Words: ///cable.bongo.jetliner











GROSS INTERNAL AREA  
FLOOR PLAN 2,209 sq.ft  
TOTAL: 2,209 sq.ft



# HARRIS & BIRT

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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			
		74	43
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

