



Trepit Road

Wick, CF71 7QL

Price Guide £575,000

HARRIS & BIRT



A deceptively spacious detached house enjoying a glorious location with uninterrupted wide ranging views to the rear open to countryside and The Bristol Channel beyond. The flexible accommodation, found in excellent condition, comprises; entrance porch, entrance hall, living room, dining room, kitchen/breakfast room, office/snug, and guest bedroom with adjacent bathroom. Upstairs there are three bedrooms and family bathroom. The property enjoys the benefit of mains gas fired central heating and is double glazed throughout. Ample driveway parking and detached quadruple garage, as well as a detached garden office with power, light and WiFi. The plot is substantial and the gardens, spread over approximately $\frac{1}{4}$ acre, offer plenty of space for al fresco dining, vegetable gardens, lawned parcels and raised beds and borders.

Wick is an attractive small village with particularly good local facilities including junior school, village shop, parish church, village hall, two pubs and a rugby club with own ground. The heritage coastline is a short distance to the south. The coast road brings major centres including the capital city of Cardiff, Bridgend etc within comfortable commuting distance.

- Detached Property
- Three Reception Rooms
- Detached Garden Office
- Fantastic Village With Plenty of Amenities, Close To The Heritage Coastline
- Four/Five Bedrooms
- Detached Quadruple Garage
- Wonderful Countryside & Sea Views
- EPC - E

Accommodation

Ground Floor

Entrance Porch 10'5 x 6'8 (3.18m x 2.03m)

Accessed via uPVC front door with inset opaque lead lined vision panel to open entrance porchway with plenty of space for shoes and cloaks. Two uPVC double glazed windows to front and side elevation. Skimmed walls and ceiling. China slate laid large form ceramic tiles with underfloor heating. Fitted radiator. uPVC half glazed opaque front door leads through into entrance hall.

Entrance Hall 13'11 x 10'4 (4.24m x 3.15m)

Open entrance hall with quarter turn staircase leading up to first floor landing. Skimmed walls and ceiling. Wood block flooring. Fitted radiator. Communicating Oak doors lead through to all ground floor rooms.

Living/Dining Room 24'12 x 13'8 (7.32m x 4.17m)

Accessed via an Oak half glazed door into a good sized principal reception room. uPVC double glazed patio doors to rear elevation enjoying views over the wonderful and sizable gardens beyond. Sea views out towards the coastline. Picture window to front with inset plantation shutters. Log burning stove housed into attractive chimney breast with slate laid hearth. Skimmed walls. Coved and skimmed ceiling. Wood block flooring. Fitted radiator. Doorway opens through into study/snug.

Office/Snug 16'5 x 8'10 (5.00m x 2.69m)

An adaptable secondary reception space with dual aspect via two uPVC double glazed windows with the window to the rear offering sea views. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

Kitchen/ Breakfast Room 9'2 x 19'1 (2.79m x 5.82m)

Modern fitted shaker style wall and base units with brushed chrome handles. Set under and over a mottle effect worksurface. Features to include 1.5 stainless steel sink and drainer with chrome swan neck. Four ring induction hob with separate two ring gas hob adjacent and overhead chrome chimney extractor. Integrated dishwasher behind matching decor panel. Integrated washing machine behind matching decor panel. Eycline double oven. Integrated up and over fridge/freezer behind matching decor panel. Two uPVC double glazed windows to rear elevation. Metro tiled splashbacks. Skimmed walls. Coved and skimmed ceiling. Range of LED spotlighting. Attractive pendant downlighting. Pedestrian access via uPVC half glazed door opening out to side. Fitted radiator. Slate effect Karndean laid flooring.

Guest Bedroom 9'5 x 12'5 (2.87m x 3.78m)

Good sized double bedroom. uPVC double glazed window to front elevation. Fully skimmed walls. Coved and skimmed ceiling. Wood effect laminate laid flooring. Fitted double radiator.

Bathroom One 5'6 x 8'7 (1.68m x 2.62m)

Three piece suite in white comprising oversized walk in shower cubicle with electric shower and shower head attachment behind a chrome and glazed shower screen. Low level WC. Oversized wash hand basin with underset vanity unit in a white high gloss. Tiled splashbacks. Further skimmed walls and ceiling. uPVC double glazed opaque window to side elevation. Slate tile effect Karndean laid flooring. Traditional style radiator.

First Floor

Landing 9'0 x 6'9 (2.74m x 2.06m)

Accessed via quarter turn staircase from entrance hall to first floor landing. Carpet floor. Skimmed walls and ceiling. Inset double glazed Velux window to eaves. Fitted wardrobe. Communicating doors to all first floor rooms.

Master Bedroom 20'4 x 13'10 (6.20m x 4.22m)

Good sized bedroom currently in use as master. uPVC double glazed patio doors opening out onto an al fresco dining terrace that spans circa 12ft x 6ft. Far reaching views across the open countryside and sea beyond. Oversized uPVC Velux window enjoying those fantastic views with inset privacy and black out blind. Fully skimmed walls and ceiling. Attractive inset beam work. Fitted carpet. Fitted radiator.

Bedroom Three 13'1 x 12'2 (3.99m x 3.71m)

Another good sized double bedroom set into eaves. Oversized uPVC Velux window with inset privacy and black out blind. uPVC double glazed opaque window to side elevation. Fully skimmed walls and ceiling. Glazed and chrome door opens into a good sized fitted wardrobe. Fitted carpet. Fitted radiator.

Bedroom Four 7'0 x 12'2 (2.13m x 3.71m)

Attractive single room with scope to increase size to match bedroom three. uPVC oversized Velux window with inset black out blind. uPVC double glazed opaque window to side elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

Family Bathroom 8'1 x 8'4 (2.46m x 2.54m)

Four piece suite in white comprising corner quadrant shower cubicle with integrated chrome shower, rainfall shower head attachment and separate shower head fitment. Pedestal wash hand basin. Low level WC. Claw footed raw top bath with chrome mid mixer tap and separate shower head fitment. Tiled splashback. Travertine tile style floor. Skimmed walls. uPVC double glazed window to rear elevation enjoying those wonderful views. Chrome heated towel rail.

Outside

Detached Quadruple Garage 40'1" x 21'1" (12.22 x 6.445)

Timber built structure with pitched roof. Set on an industrial concrete base floor. Power and light. Currently housing two electric roller 5m garage doors. WIFI and CCTV within the Garage.

Garden Office 12'6" x 9'3" (3.82 x 2.83)

Detached timber built structure with pitched roof. Entered via wooden half glazed double doors into a good sized office space. Power and light. WIFI. Wooden glazed window to rear elevation. Offering excellent and adaptable space for a variety of uses.

Gardens & Grounds

A hugely attractive plot which is sizeable in nature and private, accessed via a shared driveway (owned by the vendors) off Trepit Road to only three houses and with plenty of off road parking via a forecourt to front, large enough for a motorhome/caravan if required. Wrought iron gates offer access to rear with a patio laid terrace, lawned parcel, timber shed and raised beds and borders. There are two greenhouses, vegetable garden hidden to rear behind the detached office space and block built chicken coop. The property is a gardener's dream and with it being South facing, enjoys all day around sun. Fantastic views towards the Exmoor Coastline beyond.

Planning Permission

Works have been carried out by current vendors to create wooden garage to replace existing. There is planning in perpetuity for a loft conversion, with dormers etc. Planning Application Details : 2020/01393/FUL. Also a previously approved planning application for major extensions 2014/00161/FUL. Please contact the office for further information.

Services

Mains gas, electric, water and drainage.

Directions

What3Words: ///vented.uttering.safety

As you come into the village of Wick, you can access the property via Church Street or David Street, traversing onto Trepit Road, between Number 7 and 9 Trepit Road is a lane to the right, the property is on the left hand side.









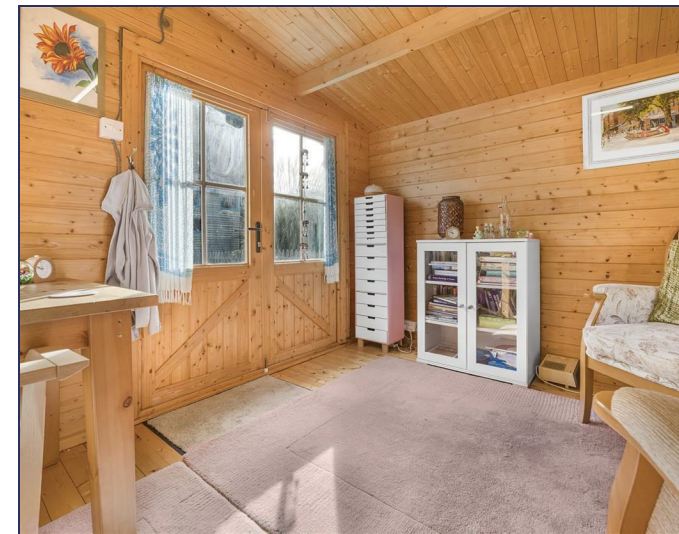


FLOOR 1

FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 1099 sq ft, FLOOR 2: 680 sq ft
 EXCLUDED AREAS: BALCONY: 170 sq ft
 TOTAL: 1779 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
 65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

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

harrisbirt.co.uk

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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 | | EU Directive 2002/91/EC | 81 |

| 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 | |

