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Ash Tree House, Church View

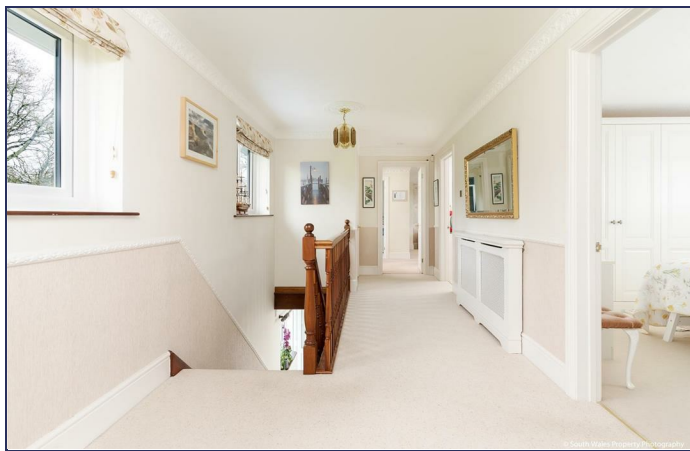
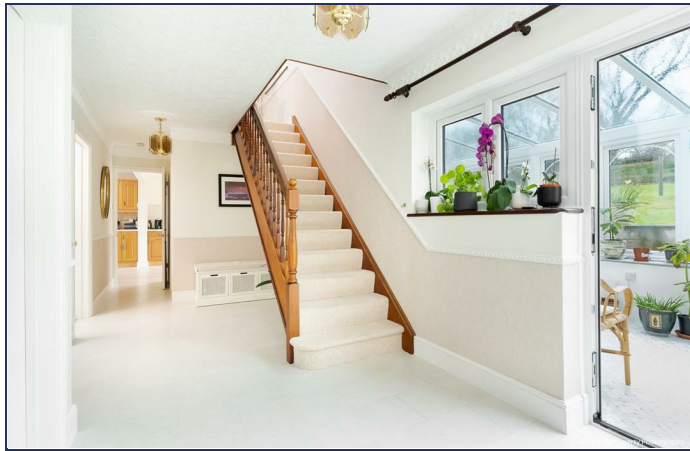
Llanblethian, Cowbridge, CF71 7JJ

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Tucked away behind the parish church a particularly well appointed detached family house with four living rooms, large well fitted kitchen/breakfast room, four double bedrooms and two bathrooms. The property stands in a good size garden with additional benefit of a paddock immediately to the rear (about 846 sqm). There is a considerable feeling of space in the property with the large reception hall and large landing both of which enjoy the delightful views over the rear garden, paddock and countryside. The front outlook is equally attractive with views over the parish church to the countryside beyond. The property enjoys the privacy of an end of cul-de-sac location with gated driveway serving just two properties.

Although the property is on the very edge of the open countryside with myriad countryside walks, often with sightings of red kites and buzzards, it is still within easy reach of the Llanblethian village facilities including the parish church, reopening Cross Inn, Glyndwr Vineyard and village hall. In the adjoining market town of Cowbridge are excellent local facilities and include schooling of high reputation for all ages, wide range of shops both national and local, library, health centre, sporting and recreational facilities including tennis club, squash club, bowls club, cricket club etc. Llanblethian is situated very much in the heart of the Vale of Glamorgan and surrounded by some delightful countryside with the Heritage Coastline just a few miles to south. Easy access to the good local road network brings major centres including the capital city of Cardiff, Newport, Swansea, Bridgend etc all within comfortable commuting distance.



Accommodation

Ground Floor

Entrance Porch 5'1 x 3'10 (1.55m x 1.17m)

Pitched roof. Arched double timber storm doors with leaded inset. Ceramic tiled floor.

Entrance Hall 5'1 x 9'9 (1.55m x 2.97m)

Georgian style half glazed inner doorway with side screen. Dado rail. Archway through to reception hall.

Reception Hall 22'7 x 7'5 (6.88m x 2.26m)

Straight stairway to first floor. Radiator cabinet. Dado rail. Half glazed door giving views over and leading to the rear terrace and garden via the garden room.

Cloakroom 5'5 x 5'1 (1.65m x 1.55m)

Modern suite in white comprising low level WC and pedestal wash hand basin. Walls tiled. Tiled floor. Opaque glazed window.

Drawing Room 13'3 x 20'10 (4.04m x 6.35m)

A fine principal reception room stretching the full depth of the property with views to both front and rear. To the front a range of four windows look out over the front garden and towards the parish church whilst a range of windows to the rear overlook the garden and adjoining paddock. Two wall light points. Decorative plaster work including dado rail, cornice and ceiling moldings. Imposing brick lined fireplace with electric fire set in traditional dog basket set on marble hearth with marble surround and Adam style carved mantle.

Dining Room 10'0 x 11'10 (3.05m x 3.61m)

Triple window enjoying views over the front garden towards the parish church and beyond.

Sitting Room 6'8 x 13'0 (2.03m x 3.96m)

Enjoying the same delightful front views as the dining room. Radiator cabinet.

Kitchen/Breakfast Room 10'6 x 20'8 (3.20m x 6.30m)

Particularly well appointed with an extensive range of oak style wall and base units with ample granite effect work surfaces. Tiling and lighting between wall and base units. Features include built under Bosch dishwasher with décor panel, 1.5 bowl sink unit, range finished in grey comprising gas hob and electric oven with stainless steel backplate and filter set into matching stainless steel canopy over. Space for American style fridge/freezer. Tiled floor. Window enjoying views over the front garden and church beyond. The breakfast area features a matching ceramic tiled floor and has ample space for breakfast table and chairs. French doors lead out to the rear terrace and garden and enjoy rural views. Inset ceiling lighting to kitchen and breakfast area.

Utility Room 8'3 x 6'6 (2.51m x 1.98m)

Tiled floor to match kitchen. Washing machine, fridge and freezer to remain. Wall to wall work surface to match kitchen with matching units and tiling. Range of wall cupboards. Stainless steel single drainer sink unit. Half glazed doorway leading out to the garden. Internal doorway to garage.

Garden Room 27'0 x 8'7 (8.23m x 2.62m)

A most impressive recent addition to the property featuring a mono-pitch tinted glass roof and fully glazed on three sides to enjoy lovely views over the garden and paddock. Window set on dwarf wall with granite effect window sill. Glazed double doors lead out to the rear terrace to one side. Single doorway out to the garden. Heatmiser underfloor heating and two independent Dimplex thermostatic electric radiators.

First Floor

Landing 20'0 x 8'5 (6.10m x 2.57m)

Pleasantly light with two windows overlooking the rear garden and paddock beyond. Extra features include dado rail, cornice and central moldings. Radiator cabinet. Shelved airing cupboard with internal light.

Master Suite Bedroom One 13'2 x 12'11 (4.01m x 3.94m)

Triple window enjoying views over the front garden and countryside beyond. Beech five door wardrobe with central mirror. Open plan to;

Master Suite Dressing Area 8'2" x 7'3" (2.49m x 2.21m")

Open plan to the bedroom and enjoying views over the rear garden and fields beyond. En-suite is:

Master Suite Bathroom One 8'9" x 7'3" (2.67m x 2.21m)

Luxuriously fitted with modern suite in white comprising oversized Kudos shower cubicle tiled internally including tiled seat and with light and extractor over. Wash hand basin set into granite effect vanity unit with drawers and cupboards under and low level WC with concealed cistern. Tiled floor. Walls fully tiled. Spotlighting to ceiling. Opaque glazed window.

Bedroom Two 13'0 x 12'7 (3.96m x 3.84m)

Triple window enjoying the rural front outlook. Beech four door wardrobes.

Bedroom Three 9'6 x 12'0 (2.90m x 3.66m)

Measurements include six door run of wall to wall cream cupboard wardrobes. Triple window enjoying lovely front views.

Bedroom Four 8'3 x 12'0 (2.51m x 3.66m)

Same delightful views as master bedroom. Telephone point. Access to fully boarded roof space.

Bathroom Two 9'10 x 7'9 (3.00m x 2.36m)

Fitted with luxury modern Heritage suite in white comprising panelled bath with central taps and hand shower, pedestal wash hand basin, low level WC, Kudos shower cubicle with electric Mira shower. Walls fully tiled to shower area and half tiled elsewhere. Opaque glazed window. Radiator/towel rail.

Outside

A fine pair of entrance gates at the head of the cul-de-sac leads to just two properties. Tarmacadam driveway leads to the garage (19'3" x 17'6") max. Slightly L shaped. Challenger electric up and over door. Wall mounted Worcester boiler gas boiler. Electric light and power. Window to rear garden. Internal doorway to utility room.

The front garden is laid principally to lawn with shrubs and front boundary wall with inset archway features. Pathway to front door with two paved front terraces enjoying the wide ranging views over the parish church and countryside beyond. Tucked away in the corner of the garden is a semi circular paved terrace ideally situated for the late afternoon sun. Paved courtyard to side with shed etc. Shed on the other side of the house as well. To the rear of the house there is a sitting area running the full width of the house and laid partly to Cotswold chippings and with access directly from the garden room and utility room. Short flight of easy graded steps leads up to the lawned area with well stocked flower and shrub borders and attractive paved dining terrace. Adjoining the garden is the paddock (about 846sqm). Fenced on three sides.

Services

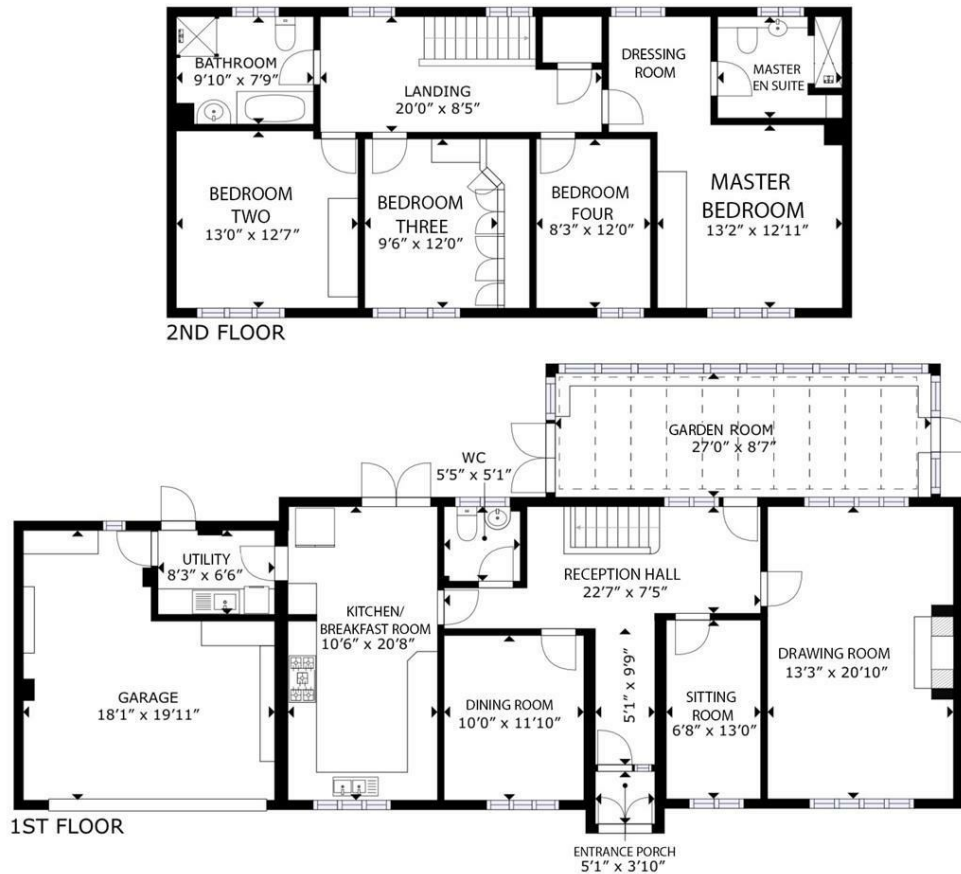
Mains water, gas, electricity and drainage. Central heating by natural gas. New Worcester boiler installed.

Directions

From our offices at 67 High Street, Cowbridge, turn right and proceed down the high street at the end turn left and up the hill onto the Llantwit Major Road. Turn left at the Cross Inn and as you enter Llanblethian turn first left into Church View. At the top of the cul-de-sac a private driveway leads to two detached houses. Ash Tree House is the second house.







GROSS INTERNAL AREA
1ST FLOOR: 1,052 sq. ft. 2ND FLOOR: 985 sq. ft.
EXCLUDED AREA: GARAGE: 286 sq. ft. SUN ROOM: 235 sq. ft.
TOTAL AREA: 2,037 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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