



# The Shrubbery

Penllyn, Cowbridge, CF71 7RQ

Price £1,100,000

HARRIS & BIRT





An impressive, newly renovated, detached property found in excellent condition throughout located in the centre of Penllyn Village. Nestled in a prime position in this reputable Vale village, backing onto open farmland beyond. The accommodation offers flexible and versatile accommodation comprising; entrance lobby, cloakroom/WC, living room, dining room, stunning open plan kitchen/ breakfast room and orangery, plus utility. Three ground floor double bedrooms; one with en-suite, and a newly fitted family bathroom. Sizeable first floor bedroom with storage facility. Gated driveway to front with parking for several vehicles and converted double garage (home office with guest bedroom and bathroom). Manicured lawned wrap-around gardens and newly laid patio areas offering wonderful countryside views.

Penllyn is an attractive small village comprising mostly individually detached houses close to Penllyn Castle. Local facilities include the Red Fox, Parish Church and village hall. Just a few minutes drive away is the highly regarded market town of Cowbridge. Offering a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc. are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.

- An impressive five bedroom detached property located in the centre of Penllyn Village.
- Nestled in a prime position in this reputable Vale village, backing onto open farmland.
- Modernised and Renovated Throughout.
- Converted double garage currently utilised as home office with en-suite guest bedroom.
- Offering flexible and versatile accommodation which has been maintained to the highest standard.
- Four Bedrooms, Master En Suite, with Sizeable Family Bathroom.
- Manicured lawned wrap-around gardens and patio areas with open field views.
- EPC: E

## Accommodation

### Ground Floor

#### Entrance Lobby ( )

Accessed via double wooden curved front door with adjacent curved double glazed vision panels to an open entrance lobby. Internal glazed window looking through into living room. Half panelled walls. Further skimmed walls and ceiling. Large form limestone tiled flooring. Modern fitted radiator. Three steps lead up to upper landing. Further panelled hall down to bedroom space. Further modern fitted radiator.

#### WC/Cloakroom 6'11 x 2'8 (2.11m x 0.81m)

Attractive two piece suite comprising wall hung hidden cistern dual flush low level WC. Wall hung wash hand basin with chrome mixer tap and under set vanity unit. Metro tiled half tiled walls with further attractive papered wall. Coved and skimmed ceiling. Limestone tiled flooring. Solid oak door.

#### Kitchen/Breakfast Room 16'9 x 25' (5.11m x 7.62m)

Modern fitted kitchen in a shaker style with polished brass handles in a modern finished two tone with satin white and a darker palette. Set under and over quartz worksurfaces with matching upstand and splashback. Features to include; integrated up and over fridge/freezer behind matching decor panel. Eyeline oven with inset eyeline microwave. Fitted wine cooling fridge. Integrated dishwasher behind matching decor panel. 1.5 Frankie sink and drainer with swan neck mixer tap and grooved drainer. Peninsular breakfast bar with oak worksurface and raised stool seating. Neff four ring induction hob with overhead extractor facility. Skimmed walls. Coved and skimmed ceiling with inset LED spotlighting. Modern fitted radiator. Herringbone wood effect flooring that flows through to the orangery. UPVC fully double glazed patio doors opening out onto rear terrace with excellent views across open countryside beyond. UPVC double glazed picture window to rear elevation. Glazed panel doorway through into dining room. Opening through into orangery. Doorway opens through into;

#### Utility Room 9'6 x 6'11 (2.90m x 2.11m)

Modern fitted utility with UPVC half glazed stable door opening out onto inset rear storm porch. Matching wall and base units with inset quartz worksurfaces with matching upstands and window sill. Space for washing machine and tumble dryer. Wall mounted Baxi gas combination boiler. UPVC double glazed window to rear elevation. Wood effect flooring. Skimmed walls and ceiling.

#### Orangery 11'1 x 11'8 (3.38m x 3.56m)

An attractive pitched roof double height orangery space that allows natural light via a range of UPVC double glazed windows to all aspects. Inset composite Velux windows to roof pitch. Sat on a dwarf wall with fully skimmed walls and ceilings. Matching herringbone style flooring. Graphite vertical modern fitted radiator. Power and light.

#### Dining Room 15'0 x 11'8 (4.57m x 3.56m)

An adaptable secondary reception space. UPVC double glazed window to rear elevation. Fixed pane UPVC double glazed floor to ceiling fitted window. Papered walls. Matching herringbone oak effect flooring. Fitted modern finished double radiator in a white palette. Glazed oak panelled doorway opens through into entrance lobby.

#### Living Room 22'2 x 16'5 (6.76m x 5.00m)

Stepped down via limestone large form tiles to an excellent sized principal reception room. Feature fireplace comprising electric log burning effect fire set on a marble hearth with matching surround. Inset bay window with UPVC fully double glazed sliding patio doors open out onto rear terrace beyond. Fully papered walls. Coved and skimmed ceiling. Large form tiled flooring. Range of modern fitted radiators.

#### Master Suite Bedroom One 16'0 x 13'3 (4.88m x 4.04m)

An excellent sized double bedroom. UPVC double glazed window to front elevation set into an attractive bay with inset plantation shutters. Further circular port hole window in a UPVC double glazed finish. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted double radiator. Range of built in bedroom furniture including three door floor to ceiling run of wardrobes. Doorway opens through into en suite.

#### Master Suite Bathroom One 9'7 x 6'7 (2.92m x 2.01m)

Well appointed modern and well finished shower room comprising oversized walk in shower with integrated brass shower, rainfall shower head and separate shower head fitment behind a glass and glazed shower screen. Low level dual flush WC. Vertical metro tiled splashback coordinated ocean blue and white granite style tile in a polished granite. His & hers oval sinks with brass mixer taps sat on a sandstone worksurface and vanity unit. LED touch screen mirror. Coved and skimmed ceiling with LED spotlighting. Wall mounted heated towel rail in a modern finish.

#### Bedroom Two 18'10 x 13'4 (5.74m x 4.06m)

Second double bedroom to the north easterly elevation. Two inset bay windows in a UPVC double glazed finish with inset plantation shutters. Fully skimmed walls. Coved and skimmed ceiling. Fitted carpet. Modern fitted double radiator. Six door run of fitted wardrobes providing ample storage.

#### Bedroom Three 12'2 x 15'7 (3.71m x 4.75m)

Third double bedroom with natural light via two UPVC double glazed windows with inset plantation shutters. One with an attractive bay front and inset window seat. Fully skimmed walls. Coved and skimmed ceiling. Wood effect herringbone flooring. Modern fitted vertical radiator. Stairs lead up from bedroom three to loft room.

#### Bathroom Two

Extremely well appointed family bathroom that comprises a four piece suite of claw footed free standing roll top bath with inset mid mixer tap. Corner quadrant corner shower cubicle with inset shower, rainfall shower head attachment and separate shower head fitment. Low level dual flush hidden cistern WC. Wall hung vanity unit with free standing oval sink and inset brass mixer tap. Hugely attractive mix of metro hexagonal tiles in a pale pink finish with matching floor tiles in a terrazzo style. UPVC double glazed opaque window to front elevation. Further skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Matching wall hung heated towel rail. Wall hung LED mirror and matching wall lights.

#### Bedroom Four & Storage 25'3 x 10'10 (7.70m x 3.30m)

Accessed via fully carpeted quarter turn staircase to good sized room set into eaves with inset double glazed Velux window allowing plenty of natural light. Currently housing sofa bed but could easily be games room or others such like. Two curved inset storage spaces and pedestrian doorway access to loft space which offers plenty of storage opportunities. Fully skimmed walls and ceiling. Fitted carpet.

#### Detached Annexe

Formally the garage. Attractive detached annexe comprising workshop, living room/study, bedroom and bathroom.

#### Workshop 5'5 x 10'8 (1.65m x 3.25m)

Good sized workshop. Accessed via ledged and braced door from the side elevation. Ledged and braced door opens through into living room. UPVC double glazed window to side elevation. Skimmed and papered walls. Skimmed ceiling. Fitted carpet. Fitted radiator. Plenty of plug sockets. Door through to bedroom.

#### Living Room/Study 12'6 x 9'10 (3.81m x 3.00m)

Wooden glazed window to side elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Door through into;

#### Bedroom 12'6 x 9'3 (3.81m x 2.82m)

Wooden glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built in bedroom furniture. Doorway opens through into;

#### Bathroom 5'5 x 8'5 (1.65m x 2.57m)

Three piece suite comprising corner quadrant shower cubicle with integrated electric shower and shower head attachment. Low level WC. Pedestal wash hand basin with tiled splashbacks. UPVC double glazed opaque window to side elevation. Skimmed walls and ceilings. Vinyl wood effect flooring. Fitted radiator.

#### Outside

#### Gardens & Grounds

The Shrubbery is approached off the road through the centre of Penllyn village with shared driveway access through onto a private gated shingle driveway providing parking for several vehicles, leading to the converted double garage. Polished limestone wrap around path and terrace. The double garage offers versatility as a home office space and guest bedroom with shower room, plus workshop to the rear. To the side is a patio area which enjoys the morning sun, an ideal spot for a bistro set, with space for storage shed. The patio continues to border the property, leading around to the south-facing patio area which backs onto open farmland; again with pretty raised borders planted with colourful shrubs and plants. The rest of the garden is predominantly laid to lawn offering a relaxing space to enjoy the peaceful outlook over grazing livestock beyond.

#### Services

Sunken LPG central heating. Septic tank drainage. Mains electricity and water.

#### Directions

From our Cowbridge office, travel along High Street into Westgate and continue onto the A48, heading in a westerly directions. Take the right turning at the bottom of the hill before Pentre Meyrick Cross - signposted towards Penllyn and Graig Penllyn (Task Force paintball) and drive along into Penllyn village, passing the Church to your right. The Shrubbery will be to your left, directly behind 'Don-Da Cottage', shortly before The Red Fox Public House.









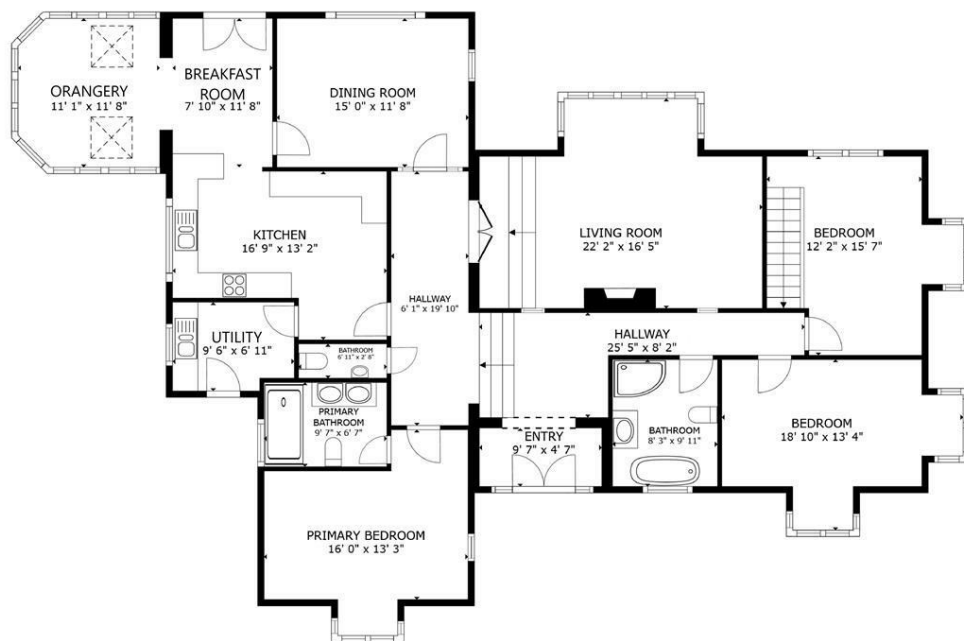




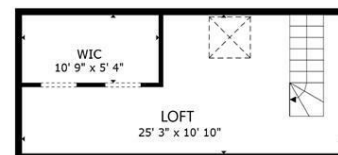








FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
CHARTERED SURVEYORS &  
ESTATE AGENTS

GROSS INTERNAL AREA  
FLOOR 1 2,091 sq.ft. FLOOR 2 274 sq.ft.  
TOTAL: 2,365 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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