



hrt

herbert r thomas

hrt.uk.com

1 Rock Cottage

South Cornelly,

Bridgend,

CF33 4RN

1 Rock Cottage

Asking price **£550,000**

A picturesque character cottage on generous grounds complimented by a converted stable now housing additional accommodation situated in a rural setting with sea views in the South Cornelly Village within close commute to Junction 37 of the M4 and Porthcawl seaside.

Converted stable block into accommodation

Ideal for multi generation living or business opportunity

Ideal family home

Charming character cottage

Sea views from main bedroom

Impressive reception room with log burner

Ample grounds

Historic village history upon request

Viewings highly recommended





Situated in the South Cornelly village in a private setting within close proximity to junction 37 of the M4, local schools and amenities is this charming character cottage on fantastic grounds with a ton of village history.

The property is entered via a porch with double glazed window to the front and doorway through to the lounge. The lounge is an impressive size reception room laid to carpet, featured log burner with stone surround and double glazed windows to the front allowing natural light to pour into the space, staircase rising to the first floor landing and doorways through to the kitchen/diner, bathroom and utility room. The kitchen has been fitted with a matching range of base and eyelevel units with solid wooden worktops consist of a Belfast sink with Swan neck mixer tap, integral electric hob, high-level oven and microwave, space for fridge, splashback tiles, double glazed window to the side and an opening through to the dining room. The two rooms are connected via a breakfast bar with the same continuation of tiled flooring throughout, the dining room is an impressive sized room with multiple furniture opportunity and double glazed UPVC windows to the front and side allowing for dual aspect. The bathroom has been fitted with a four-piece suite comprising of a low-level WC, vanity wash hand basin unit, shower suite and standalone bath. There are fully tiled walls and tiled flooring, featured spotlights and an obscure glazed window to the rear. The utility room is laid to tiled flooring consists of a wooden vanity unit with Belfast sink, space for fridge/ freezer and UPVC window and door giving access out to the courtyard.

To the first floor landing there are doorways leading off to all three bedrooms and WC. The main bedroom is a spectacular spacious bedroom with featured fireplace and twin aspect windows showcasing sea views. Bedroom two is another impressive size room that benefits from built-in wardrobes and double glazed window to the front. Bedroom three is a well-proportioned room laid to carpet with large double glazed UPVC window to the side with views to the garden. The WC consists of a low-level WC, wash hand basin and a double glazed window to the rear.

The converted stable now houses one bedroom accommodation with large reception room with sliding UPVC door with stunning views out to the grounds with green outlook.

The reception room has been laid to laminate flooring with doorways leading to the bedroom and shower room. The bedroom is a spacious double room with ample space for furniture with large double glazed window to the front. The shower room consists of a three-piece suite comprising of a low-level WC, vanity wash hand basin unit and corner shower suite with slide panel doors. There is a chrome ladder radiator with built-in storage and houses the boiler.

The grounds around the stable also feature outbuildings/storage sheds.

The grounds of the property are ample and also feature a wealth of historical information which can be given on request by the agent.

Viewings are highly recommended to appreciate the offer in hand.





Directions

From Junction 37 M4 follow the signs to Porthcawl. Heading up the A4229 dual carriageway to the first roundabout, bear left into South Cornelly village. Follow the road taking the third left then head up to the top of the hill where the property can be found immediately in front of you.

Tenure

Services

Council Tax Band E
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

5/8/24, 11:44 AM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)																																		
1 Rick Cottages South Cornelly Mid Glamorgan CF33 6FN	Energy rating E	Valid until: 21 August 2032																																
		Certificate number: 9602-7328-6800-1331-1298																																
Property type	Detached house																																	
Total floor area	111 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy rating and score																																		
This property's energy rating is E. It has the potential to be D.	The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency	Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>9602-7328-6800-1331-1298</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E	9602-7328-6800-1331-1298		21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 50	
Score	Energy rating	Current	Potential																															
92-100	A																																	
81-91	B																																	
69-80	C																																	
55-68	D																																	
39-54	E	9602-7328-6800-1331-1298																																
21-38	F																																	
1-20	G																																	

<https://findanenergycertificate.service.gov.uk/energy-certificates/9602-7328-6800-1331-1298/house>

1/4

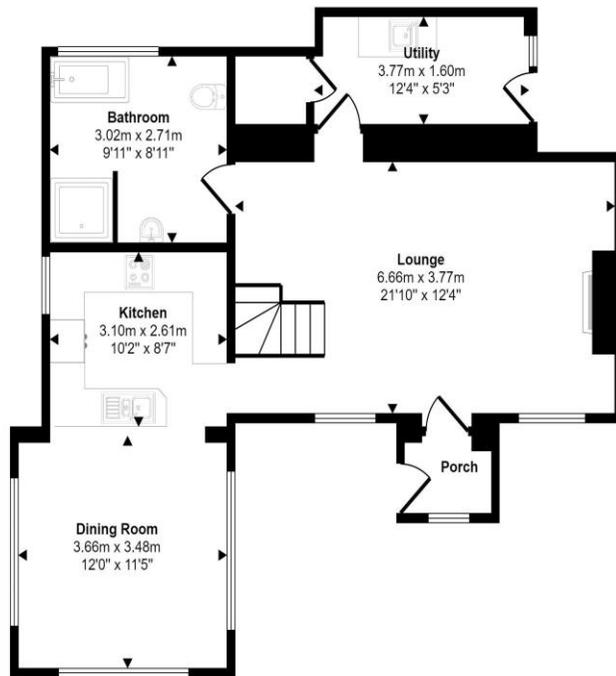
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

hrt Est. 1926

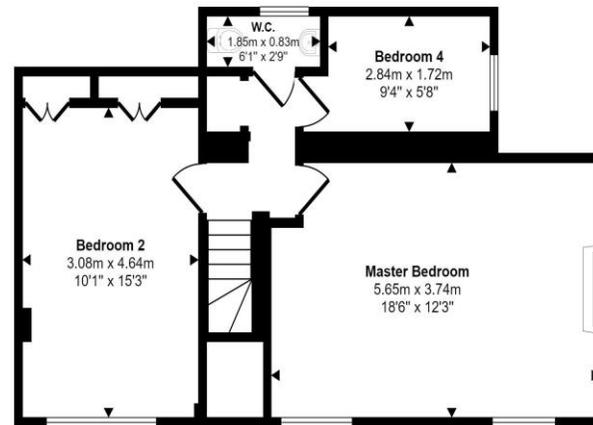
The Toll House, 1 Derwen Road, Bridgend, Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com



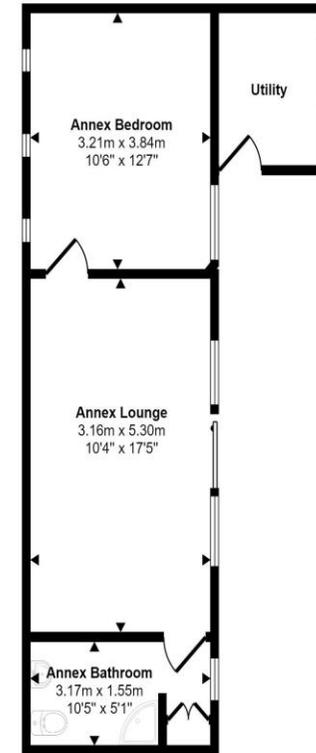
Approx Gross Internal Area
160 sq m / 1727 sq ft



Ground Floor
Approx 68 sq m / 737 sq ft



First Floor
Approx 53 sq m / 568 sq ft



Annex
Approx 39 sq m / 422 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

