



Llampha Cottage  
Llampha | Bridgend | CF35 5AF

# STEP INSIDE

## Llampha Cottage

Llampha Cottage enjoys a tranquil yet convenient setting between the villages of Ewenny and Colwinston, less than seven miles from Cowbridge. This well-connected location offers easy access to the A48, M4, and Cardiff, with excellent rail links from nearby stations to both London and Manchester. The area is renowned for its excellent local schooling, including Cowbridge Comprehensive School catchment and proximity to St Clare's independent school. Residents benefit from local amenities, countryside walks, and beaches, all within a short drive.

### Step inside:

This beautifully presented family home has been lovingly maintained and sympathetically updated over nearly three decades by its current owners. As you step into the central hallway, you're greeted by rustic limestone flooring and a warm, inviting atmosphere.

The layout flows around a central galleried landing, connecting the key living spaces. The lounge is a standout room, particularly during the festive season, with its exposed stone chimney breast, wood-burning stove, and bay window that brings in wonderful light.

The adjoining dining room is perfect for entertaining, with enough space to seat ten to twelve guests. The kitchen/breakfast room has been stylishly upgraded with quartz worktops, integrated appliances, and ample space for casual family dining—all complemented by views over the front garden. A pantry provides useful overflow storage, and a ground floor shower room and WC sits conveniently off the hallway. An integral double garage adds further practicality.

A versatile study offers a quiet corner for reading, working, or hobbies. Upstairs, four bedrooms lead off the bright gallery landing. The three main bedrooms feature built-in storage, while the fourth makes an ideal single bedroom or nursery. A large family bathroom completes the first-floor accommodation.





# SELLER INSIGHT

“When we first moved to this area 27 years ago, our first priority was finding a great school for our children. Once we discovered the perfect one, we came to see this house—and instantly fell in love. Over the years, we have lovingly transformed Llampha Cottage. We have redecorated throughout, updated the kitchen with stunning quartz worktops, and uncovered a hidden range behind an old wall during repairs—an incredible surprise. Our limestone flooring downstairs adds a rustic charm, while a new heating system, boiler, and hot water tank keep it all warm and efficient.

“The garden has been our sanctuary: there is always a sunny spot—whether you are relaxing on the patio just outside the door or having a barbecue on the second patio further back. The garden is spacious enough that when our children were young, they could camp out with friends or play basketball on the lawn. Collecting fresh eggs from our chickens and ducks or eating delicious fruit and vegetables straight from the garden has been a real delight, too.

“Inside, our favourite space has to be the lounge, especially at Christmas. We always set the tree in the bay window, draping a garland over the fireplace—truly magical with family and friends gathered around. The dining room is a close second, comfortably seating ten to twelve for special occasions. We raised three children here, and now our grandchildren love to visit. It has been a home full of memories, love and laughter, and we hope whoever lives here next will treasure it as much as we have.

“Living here has meant enjoying the best of both worlds—surrounded by stunning countryside, with barn owls and red kites overhead, the Brecon Beacons, and the coast at St Brides, yet close to Cardiff and with easy transport to London and Manchester by train. All amenities are within easy reach, and the school bus even picks up right outside.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















# STEP OUTSIDE

## Llampha Cottage

Set within approximately half an acre, the gardens are a true highlight. Immediately to the rear, a flagstone patio is perfect for morning coffee or evening drinks. Beyond, a large lawn provides plenty of space for children to play or for relaxed summer entertaining. A second patio catches the late sun, ideal for barbecues, while established trees and planting create a private, tranquil backdrop. The garden backs directly onto open countryside and has been home to chickens, ducks, and a productive vegetable patch—making the most of rural life. Fruit trees and a greenhouse make it ideal for those with green fingers.

The property includes a double garage with power and lighting, front driveway parking, outside taps to the front and back, and external electrical sockets to the front and side—adding extra convenience to this countryside setting.

### Area description:

Llampha Cottage enjoys a tranquil yet convenient setting between the villages of Ewenny and Colwinston, less than seven miles from Cowbridge. This well-connected location offers easy access to the A48, M4, and Cardiff, with excellent rail links from nearby stations to both London and Manchester. The area is renowned for its excellent local schooling, including Cowbridge Comprehensive School catchment and proximity to St Clare's independent school. Residents benefit from local amenities, countryside walks, and beaches, all within a short drive.

### Directions:

From the A48 between Bridgend and Cowbridge, take the turning for Ewenny. Continue along this road, following signs towards Colwinston. Llampha is a small hamlet situated between the two villages. Llampha Cottage is located on the right-hand side.

What3Words: ///glow.thunder.ritual

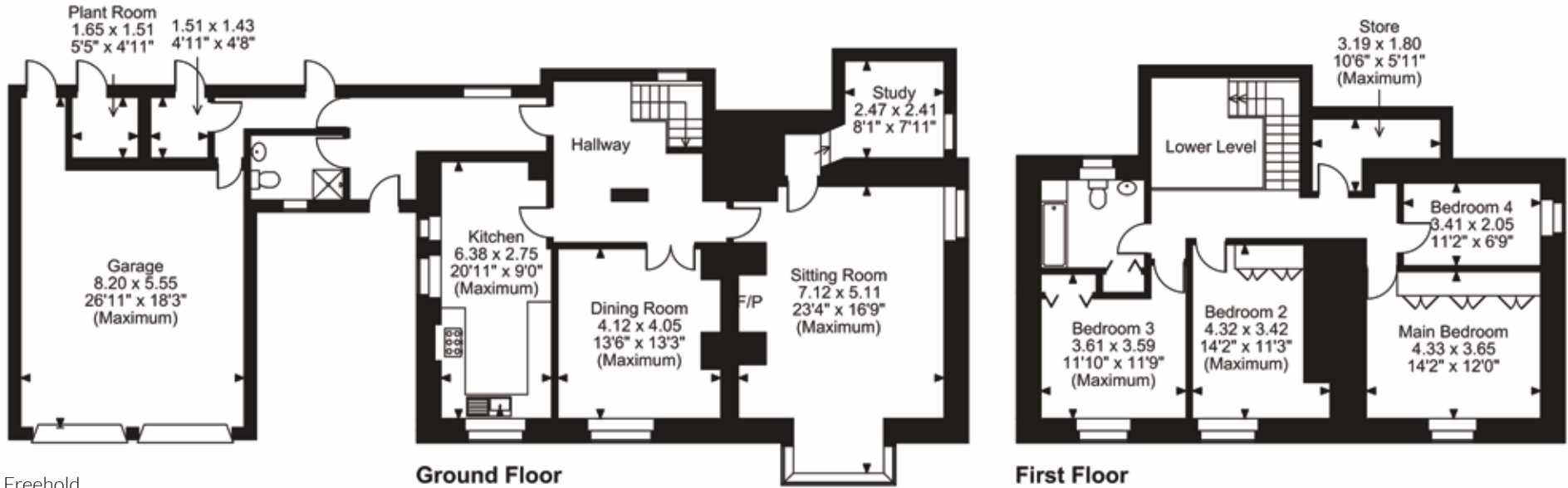
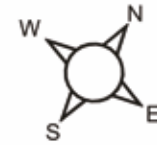
Address: Llampha Cottage, Llampha, Nr Ewenny, Vale of Glamorgan, CF35 5AF







**Llampha Cottage, Llampha, Bridgend**  
**Approximate Gross Internal Area**  
**Main House = 2093 Sq Ft/194 Sq M**  
**Garage = 439 Sq Ft/41 Sq M**  
**Total = 2532 Sq Ft/235 Sq M**



Tenure: Freehold  
 Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646630/OHL



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Fine & Country (South Wales) Ltd t/a Fine & Country, Company Reg. No. 14594236. Registered office: 30 High Street, Chepstow, NP16 5LJ. Printed



follow Fine & Country on



Fine & Country  
Sophia House, 28 Cathedral Road, Cardiff CF11 9LJ  
Tel: +44 (0)2921 690690 | [cardiff@fineandcountry.com](mailto:cardiff@fineandcountry.com)

