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Treguff Cottage
Treguff, The Vale Of
Glamorgan, CF71 7LT

Treguff Cottage

Asking price **£800,000**

Substantial detached 5 bedroom character house with additional 1 bedroom self-contained flat, requiring general modernisation. Occupying a large mature plot extending to just over 1/3rd of an acre and in a lovely secluded, rural location.

Substantial detached family house and flat in need of some general modernisation

Accommodation includes hallway and cloakroom, large living room, dining room, games room and fitted kitchen

5 bedrooms, bathroom and shower room

Separate first floor flat with lounge/dining room, open plan to kitchen double bedroom and shower room

Parking and a large integral double garage

Lawned and paved gardens

Delightful rural setting





Substantial detached 5 bedroom character house with additional 1 bedroom self-contained flat, requiring general modernisation. Occupying a large mature plot extending to just over 1/3rd of an acre and in a lovely secluded, rural location.

Covered entrance porch with part glazed door to HALLWAY, (14'6" x 12' max) UPVC double glazed window to front elevation, half turned staircase to first floor, door to storage cupboard. CLOAKROOM, (8'10" x 4'6" max) white low level WC and wash hand basin with roll top surface and vanity cupboard, frosted window and ceramic tiled floor. LIVING ROOM, (18'3" x 22'4") large principal reception room with double glazed windows to front elevation and french doors to rear, recess wood burning fire in a stone chimney breast with flagstone hearth, lift (to be removed unless required). Door from living room to GAMES ROOM, (22'6" x 22'1") a large light and airy room with sliding double glazed patio doors to side and windows to rear. DINING ROOM, (12'2" x 10') double glazed window to front elevation, open shelving through to KITCHEN,

(16' x 8'10") range of oak fronted base and wall cupboards with roll top work surfaces, stainless steel one and a half bowl sink and drainer, slot in cooker and extractor to remain, spaces for washing machine and fridge/freezer, louvre doored boiler cupboard with wall mounted LPG Worcester boiler.

Open tread staircase to first floor flat. Staircase from hallway to first floor LANDING, double glazed window to front elevation, loft hatch and airing cupboard. BEDROOM 1, (12'1" x 10') double glazed window to side elevation and adjacent EN-SUITE BATHROOM, (10'6" x 5'8") corner bath with spa jets, pedestal wash hand basin and low level WC, part tiled walls and frosted double glazed window. BEDROOM 2, (15'6" x 8'8") double glazed window overlooking front garden. DOUBLE BEDROOM 3, (12'1" x 9'1") double glazed window to side, fitted mirror doored wardrobes. BEDROOM 4, (12'4" x 8'10") with aspect to rear garden. BEDROOM 5/HOBBY ROOM, (8'10" x 15' max 7'2" min) an L shaped room with double

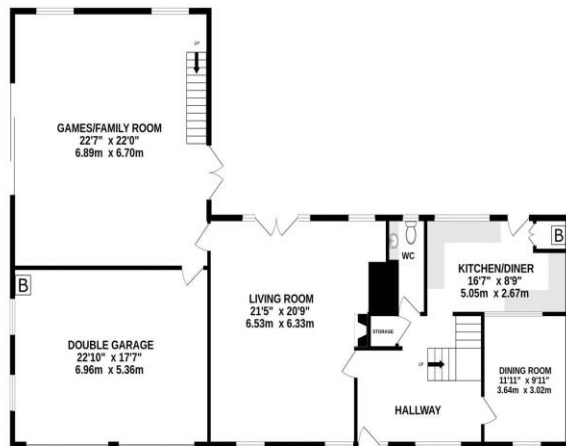
glazed window to rear elevation and fitted lift descending to lounge below. Separate SHOWER ROOM, (5'6" x 5'10") white suite including low level WC and pedestal wash hand basin, part tiled walls incorporating quadrant shaped shower cubicle, frosted double glazed window.

Staircase from games room to first floor flat. LOUNGE/DINING ROOM, (15'6" x 12'9") double glazed windows and french doors to balcony. Open plan to KITCHEN, (7' x 9'2") range of fitted base and wall cupboards, tiled worktops and stainless steel sink and drainer. BEDROOM (6) (13' x 10'3") pitched timber panelled ceiling, velux window to rear and modern double glazed window to side. SHOWER ROOM, (10'3" x 6') large fully tiled shower cubicle with electric shower attachment, pedestal basin and low level WC, airing cupboard with cylinder tank.

Timber gates to gravel driveway extending across the front of the property providing parking, deep front lawn with mature trees and access to INTEGRAL GARAGE (17'6" x 22'6") with electric roller doors and wall mounted modern LPG Worcester gas boiler.

To the side of the property is an enclosed outdoor SWIMMING POOL with roman end and timber framed SUMMER HOUSE, beyond which lies the rear garden which is paved and lawned with mature trees, the entire plot extending to approximately 0.37 acres. Timber framed shed and aluminium framed greenhouse.

GROUND FLOOR
1750 sq.ft. (162.6 sq.m.) approx.



1ST FLOOR
1328 sq.ft. (126.2 sq.m.) approx.



TOTAL FLOOR AREA : 3108 sq.ft. (288.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

Travelling from Culverhouse Cross, Cardiff, following the A48 towards Cowbridge, driving through St Nicholas and Bonvilston. Leaving Bonvilston turn left immediately before The Old Post and take the second turning right into and through Llantrithyd. On leaving Llantrithyd turn left immediately before a stone barn (also on your left) which lies adjacent to the road. Follow this country lane into the hamlet of Treguff,

Tenure

Freehold

Services

Mains electric, LPG heating (new storage tank required), cesspit drainage.
 N.B. Private water - currently a shared bore hole supply. New owner will need to Install separate bore hole within 6 months of Completion.
 Council Tax Band H
 EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 39-54 | E | 41 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

