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Dunraven Cottage
Llanmaes, The Vale Of
Glamorgan, CF61 2XR

Dunraven Cottage

Asking price **£635,000**

Delightful character cottage, much improved by the present owners, enjoying an idyllic rural setting and offered for sale with the benefit of outbuildings including a double garage and stone barn.

Immaculately presented detached 3 bedroom character cottage with contemporary twist

Entrance hall and cloakroom, large living room with two wood burning fires, dining room open plan to side conservatory, newly fitted kitchen and side hall

Landing, master bedroom with en-suite shower room, second bedroom, third double bedroom with shower and family bathroom

Beautiful cottage gardens, stone barn with potential to convert

Excellent parking, double garage and kitchen garden





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Covered entrance door to HALLWAY (9'4" x 8'10"), oak planked floor and beamed ceiling. CLOAKROOM (6'3" x 3'), modern white low level WC, wash hand basin with vanity cupboard, chrome heated towel rail and frosted double glazed window. LIVING ROOM (22'2" x 11'9"), matching oak floor, exposed natural stonework to one wall with small wood burning fire, additional double sided wood burner within a stone fireplace recess with original bread oven, double glazed windows and shutters to front elevation. DINING ROOM (14'4" x 8'7"), beamed ceiling, timber floor. CONSERVATORY (12' x 8'8"), double glazed windows and French

doors to beautiful cottage garden, timber floor, pitched reflective glass roof with roof blinds. KITCHEN (14'4" x 7'2"), newly fitted Shaker style kitchen with built in cream, base and wall cupboards, spa worktops with inset sink, integrated appliances include fridge freezer, double oven, ceramic hob, extractor, dishwasher and built in washing machine, concealed mains gas Vaillant combi boiler, electric plinth heater, timber effect floor and double glazed window to side. Opening to SIDE HALL/ UTILITY ROOM (10'4" x 4'6"), large built-in double cupboard with space for tumble dryer and general storage, shuttered window to front, additional built in cupboards and stable door to side garden.

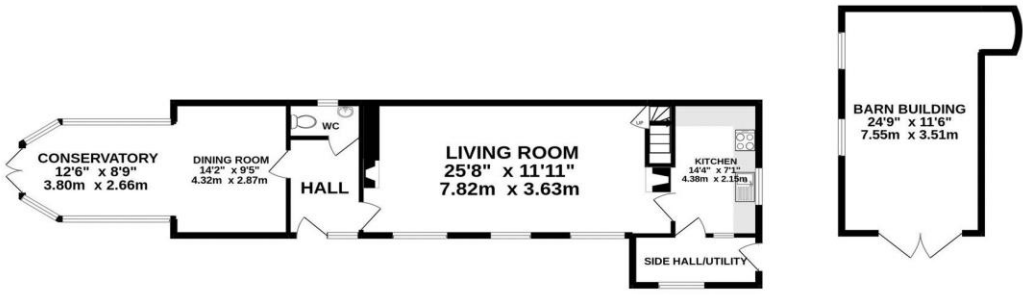
Original spiral staircase from lounge to LANDING, shuttered double glazed windows to rear elevation. BEDROOM 1 (10'3" x

10'4"), timber effect floor, double glazed shuttered window to front elevation. EN-SUITE SHOWER ROOM (7' x 3'2"), quadrant shaped fully tiled shower cubicle with electric shower attachment and glazed entry door, wash hand basin and vanity cupboard. BEDROOM 2 (10'6" x 10'2" into wardrobes), timber effect floor, double glazed shuttered windows, part pitched ceiling, floor to ceiling built-in wardrobes. BEDROOM 3 (14' x 9'6" min 12'5" max), double glazed shuttered window overlooking side garden with countryside views beyond, loft hatch with retractable ladder to boarded and lit attic space, recessed fully tiled shower cubicle with mains shower attachment. BATHROOM (10'3" x 5'10"), newly fitted with modern, high quality tiling, free standing roll top bath, low level WC and porcelain bowl sink on a marble stand with vanity cupboard and wall mounted mixer tap, heated towel rail, double glazed window with fitted shutters.

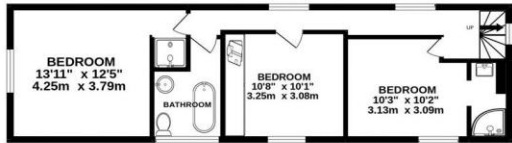
The principle garden areas lie to the two sides of the cottage, French doors from the conservatory lead to a West facing cottage garden which is paved and fringed by raised borders containing a delightful collection of perennial flowers, shrubs and roses, beyond which are views across rolling countryside. A rear pathway with picket gate extends across the back of the property to an East facing garden, lawn fringed by deep beds. Beyond this is substantial stone BARN (24'4" x 11'9"), which (subject to planning permission) could provide additional accommodation, possibly home office, gym or annex.

Immediately opposite Dunraven Cottage is a wide driveway providing excellent parking and access to a detached double GARAGE (17'10" x 17'4"), block built with twin up and over doors. To the rear of the garage is a kitchen garden with raised beds and lean-to aluminium framed greenhouse.

GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 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

From our Cowbridge office travel in an Easterly direction up the High Street to the traffic lights. Turn right at the traffic lights and follow this road past 'The Herberts' and St Mary Church taking the next turning right towards Llanmaes. Drive into the Village, bear left past the 'Blacksmiths Arms' public house and follow the road left as you reach the village Church, follow the road as it bears left and then right and as you leave the village, turn left up a quiet country lane where Dunraven Cottage lies on your left hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band G
EPC Rating D

Viewing strictly by appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	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.

