



Broadway House 86 Broadway
Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7EY

hrt
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Llanblethian | Cowbridge | Vale of Glamorgan | CF71 7EY

Outstanding, 5-bedroom stone built, character house in a lovely semi-rural village setting enjoying a charming cottage garden all within walking distance of Cowbridge high street and amenities.

Stylishly Appointed, Stone Built Character, Family House | Entrance Porch and Reception Hallway, Drawing Room, Family Room and Music Room | Stunning Kitchen with Granite Worktops and Island Unit, Boiler/Utility Space and Cloakroom | Landing, 5 Bedrooms, 2 Shower Rooms and Bathroom | Double Glazed Windows, Gas Central Heating, quality Travertine, Marble and Oak Floors | Parking, Stone Built Detached Garage with Studio Room Over | Lovely Stone Walled Cottage Garden with Southerly Aspect | EPC Rating D | No Onward Chain



Broadway House 86 Broadway

Stylish, detached 5-bedroom character house (believed to date back to the 1700s) beautifully presented with parking, garage and a lovely walled cottage garden.

"Broadway House" is mentioned in the publication in "Llanblethian Buildings and People" published by Cowbridge Records Society and retains original features combined with many contemporary finishes. There is a great feeling of space and light with travertine marble and oak floors.

Beautifully presented accommodation includes an arched oak door with glazed centre panel to ENTRANCE PORCHWAY, travertine flooring, matching arched windows and part-glazed internal door to a wide RECEPTION HALLWAY, travertine tiled floor, double glazed window to front elevation, stone lined fireplace with timber mantle and recessed display shelving. Traditional spindle staircase with understairs cupboard and a wide archway to rear HALLWAY with travertine flooring, furniture recess and boiler cupboard with wall mounted "Sime" mains gas, boiler and room for stacked washing machine and tumble dryer. CLOAKROOM, modern "Villeroy and Boch" white suite including low level WC and wash hand basin with tiled splash back, travertine tiled floor.

DRAWING ROOM, semi-circular stone lined fireplace with cast iron wood burning stove set on a deep flagstone hearth with timber mantle over, double glazed windows to front and side elevations, oak floor and 2 recessed display niches. GARDEN/MUSIC ROOM with high pitched and beamed ceiling with double glazed velux windows, travertine flooring with electrical underfloor heating and double glazed folding triple door leading to a natural stone side terrace and lawned garden beyond.

Beautifully fitted KITCHEN with extensive range of bespoke "Prentice" hand built units in Pearwood finished in farrow and ball country cream. Extensive range of fitted base and wall cupboards, plate rack and glazed display cabinets, granite worktops with "Villeroy and Boch" double bowl sink and mixer tap, matching island units and appliances including cream and black "Range Master" cooker, dishwasher, larder fridge and freezer, travertine tiled flooring with underfloor heating, recessed lighting and double glazed window to front elevation. Wide opening with steps up to FAMILY ROOM, ample room for a dining table and sofa and chairs, marble flooring with underfloor heating, recessed lighting and folding double glazed triple doors to a private front terrace.

Straight staircase with barley sugar spindles and oak rail lead to LANDING, part pitched and beamed ceiling, double glazed windows to rear elevation and doors to MASTER BEDROOM, fitted carpet, double glazed windows to front elevation, recessed lighting and built in floor to ceiling wardrobes. Beautifully finished EN-SUITE SHOWER ROOM with "Villeroy and Boch" white suite which includes a cantilevered winged wash hand basin, low level WC and quadrant shaped shower cubicle with "Grohe" shower, travertine

tiling to floor and walls, chrome heated towel rail and double glazed velux windows to rear.

Double BEDROOM 2, built in wardrobe and double glazed windows to front and side elevations. BEDROOM 3, fitted carpet, corner beams, loft hatch and 2 double glazed windows to front. BEDROOM 4, double glazed window to front, fitted carpet and louver door double wardrobe. Double BEDROOM 5, fitted carpet, part-pitched ceiling, loft hatch and double glazed window to front and FAMILY BATHROOM - a white suite including bath with shower over, pedestal basin and low level WC, timber flooring, recessed lighting, heated towel rail and double glazed window to side elevation. Separate SHOWER ROOM - a very smart, modern "Jacuzzi" suite including low level WC, pedestal wash hand basin and a large contemporary walk-in shower with fixed head and hand held shower attachments, porcelain tiled floor, part-tiled to walls, heated towel rail and airing cupboard with pressurised hot water cylinder tank, double glazed window to side elevation.

A wide stone pillared entrance leads to a flagstone forecourt enclosed from the road by high natural stone walls creating considerable privacy, raised borders, parking and access to a detached GARAGE - a very pretty stone building with timber double doors, side window and door and drop ladder to a very useful boarded ATTIC ROOM fitted with electric light, power and telephone line. Timber side gate leads to the main garden which extends to the west of the house and combines a natural stone terrace with step up to the main lawn and is enclosed by original natural stone walls and timber fencing, shrub and flower beds climbing wisteria magnolia and two mature apple trees and a further paved terrace at the bottom of the garden.



Directions

From our Cowbridge offices travel in an easterly direction, up the high street and at the traffic lights at the top of the town, turn right and right again onto the "Broadway". Follow the road along the flat until it dips down into Llanblethian, as the road narrows "Broadway House" lies on your right hand side.



Energy Performance Certificate



86, Broadway, Llanblethian, COWBRIDGE, CF71 7EY

Dwelling type: Detached house
 Date of assessment: 12 April 2012
 Date of certificate: 15 April 2012
 Reference number: 8392-8424-9250-1762-5992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 199 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,665

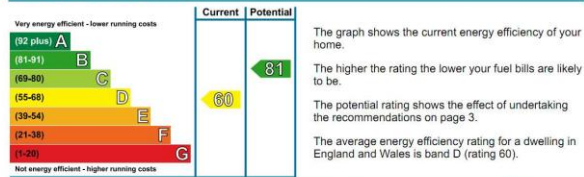
Over 3 years you could save: £ 1,824

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 234 over 3 years	
Heating	£ 4,041 over 3 years	£ 2,328 over 3 years	
Hot Water	£ 276 over 3 years	£ 279 over 3 years	
Totals	£ 4,665	£ 2,841	You could save £ 1,824 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,296	✓
2 Floor Insulation	£800 - £1,200	£ 177	✓
3 Low energy lighting for all fixed outlets	£60	£ 96	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Tenure
Freehold

Services
Mains gas, electricity, water and drainage.
Council Tax Band H
EPC Rating D

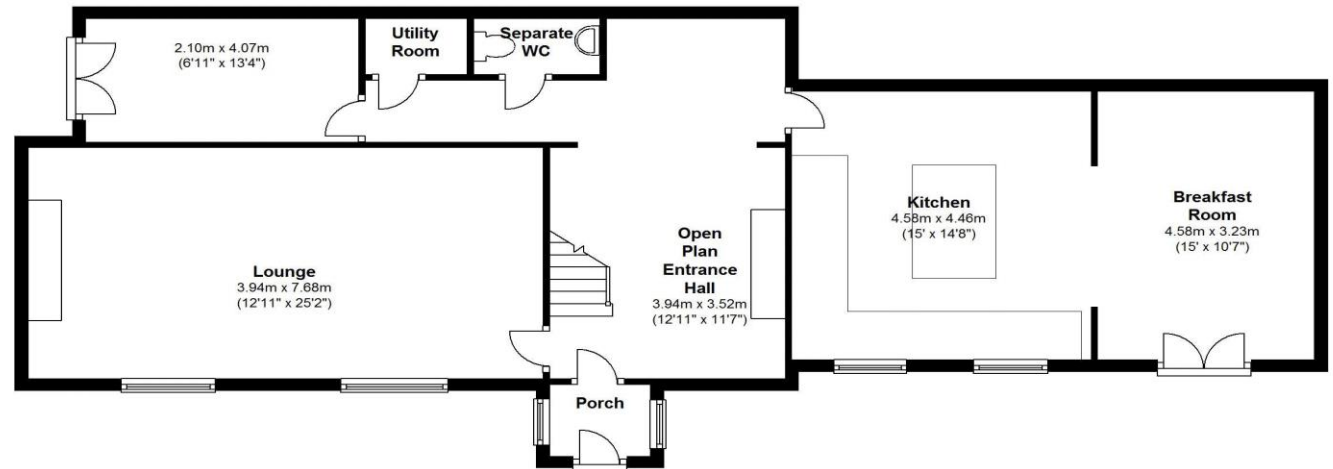
Price
£745,000



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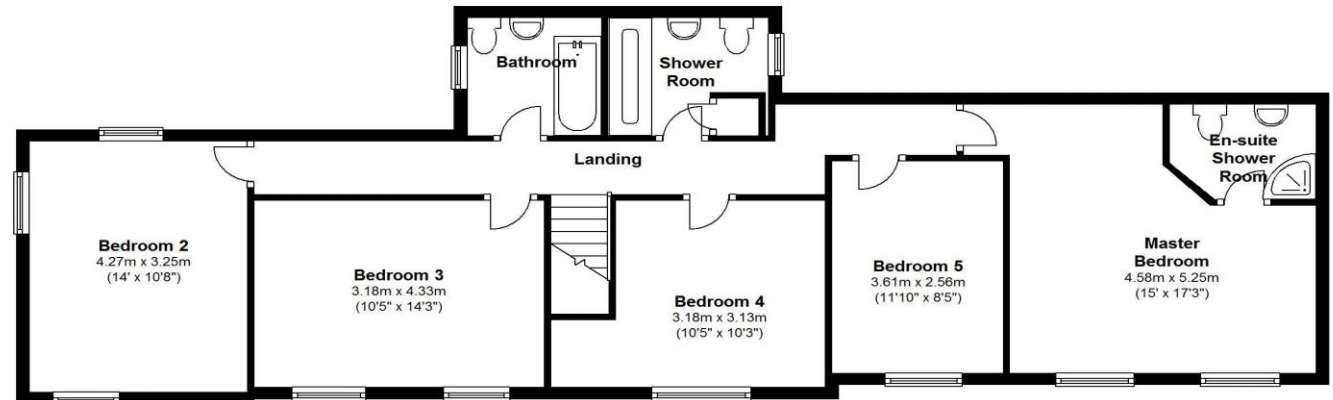
Ground Floor

Approx. 105.5 sq. metres (1135.2 sq. feet)



First Floor

Approx. 93.5 sq. metres (1006.2 sq. feet)



Total area: approx. 198.9 sq. metres (2141.4 sq. feet)

Viewing strictly by appointment through Herbert R Thomas

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.

