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Holland Cottage
Higher End
St. Athan, The Vale Of
Glamorgan, CF62 4LW

Holland's Cottage

Asking price **£447,500**

A truly beautiful vine adorned cottage of much character that has been lovingly styled and extended. Located in the historic High End part of St Athan with many local amenities close by.

A visually appealing vine adorned cottage

Lovingly styled and extended with many original features present

Stunning walled front and rear garden offering a great sense of privacy

Ancillary building are a brilliant addition and include a gym, garden store and 'L' shaped workshop, studio, home office/study with wc. Could be converted into a guest suite or suitable for multi generational living (subject to relevant permissions gained).

Llantwit Major 3.5 miles, cowbridge 5.5 miles and Cardiff 18 miles





A truly beautiful vine adorned cottage of much character that has been lovingly styled and extended. Located in the historic High End part of St Athan with many local amenities close by.

Stone and pitch tiled roof ENTRANCE PORCH with solid timber door opens to the main SITTING ROOM, a very comfortable space with traditional beam ceiling, hardwood flooring, a most impressive fireplace with natural stonework, original timber mantle, inset wood burner, with stairs rising to the first floor and shutter window seat with pretty views over the established garden. Solid hardwood door set within a cut stone archway (historic monument status) opens to the KITCHEN/BREAKFAST ROOM, with light travertine stone tiled floor, an array of 'Shaker' style wall and base mounted units, polish Italian granite counter tops with a deep ceramic set Belfast sink with mixer tap over, and shutter windows screening the front driveway. Dishwasher to the side with a freestanding gas powered Aga with a timber mantle over, exposed stone surround with traditional stairs rising up to the first floor. Flagstone rear UTILITY with matching wall and base mounted units to the kitchen, with additional preparation sink,

plumbed provision for white goods, stable door opening to the covered side entrance door. WC just off, natural light coming in from a frosted window to the rear. Double glazed doors opening from the living room to the double height GARDEN ROOM, currently used as a DINING/LIVING ROOM, with sizable glazed windows and doors giving direct access to the beautifully manicured established rear garden.

Ground floor BEDROOM, with travertine style tiling running throughout, wash hand basin, large window with pretty garden views.

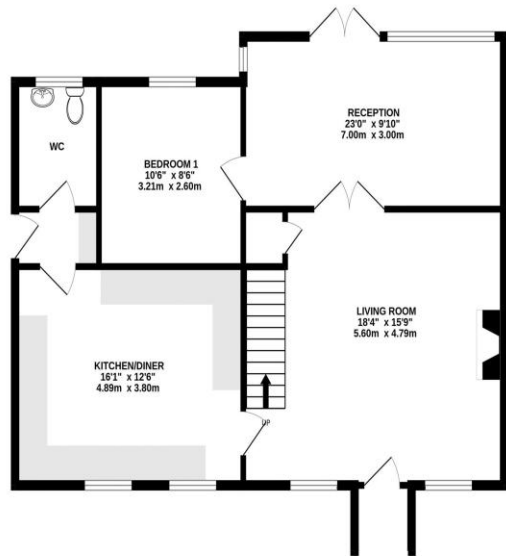
Split stairs from the sitting room rise to the first floor. To the left, access to airing and boiler cupboard and door through to main BATHROOM, sizable walk in shower enclosure with separate free standing roll top bath, original beam work, Velux window and an obscure glass door linking to the inglenook stairs (to the kitchen). BEDROOM ONE and BEDROOM TWO are accessed off the right hand side of the landing. Both are double in size with the front bedroom enjoying views to established garden through the

cottage style windows. The rear bedroom enjoy unspoilt views to the garden with shutters to remain.

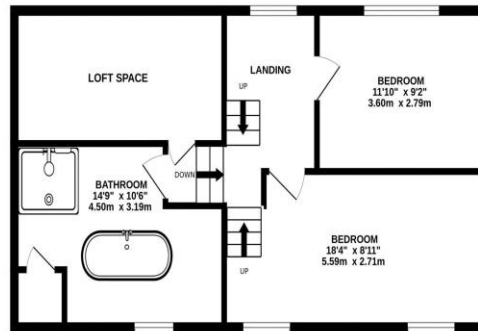
The cottage also benefits from multiple insulated outbuildings. Light GYM SPACE with windows overlooking the garden with side door access with power and lighting. Directly adjoining is a GARDEN STORE with garden views. A generous high pitch ceiling within creates a great feeling of space. A part glazed side door opens to WORK SHOP with door leading into the STUDIO with plumbing, storage cupboards to wall, velux window to ceiling. The final room is currently a HOME OFFICE/STUDY with heating, lockable door to the outside with a rear open arch through to contemplation room and WC with frosted window to the rear. All rooms enjoy pleasant views over the garden and could offer a great multi generational living space, guest space or Airbnb (subject to the relevant permissions granted).

Natural stone wall with wide opening to the side opens to a sizable paved driveway with sweeping front lawn, established beds with gravel seating area, vine clad cottage with gated side access lead to a park covered Lougher and Wood to the rear garden. The rear garden has been extensively landscaped and is very well established with multiple paved seating areas, level lawn with beautiful trees, stock beds forming the majority of the garden. To the far end, screened by colourful plants,, lies a run of defined vegetable beds and composting area

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



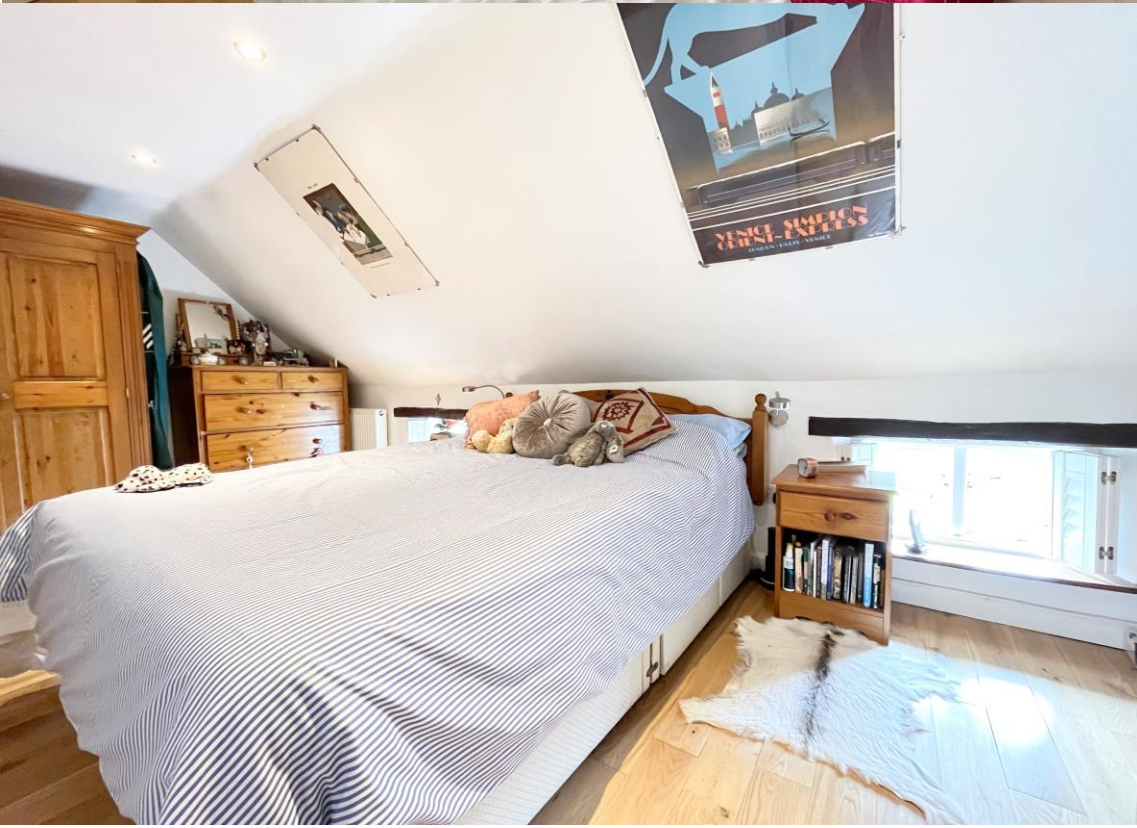
1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1444 sq.ft. (134.1 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 Cowbridge, travel along the St Athan road in to St Athan passing the RAF base on your right hand side. As you reach the village centre turn right onto Llantwit Road. Proceed for approximately 200 yards where Holland's Cottage is on the right hand side indicated by our For Sale board.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band F
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.

