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Apartment 5,
The Old Grammar School,
Church Street,
Cowbridge, The Vale Of Glamorgan,
CF71 7BB

Apartment 5 The Old Grammar School Guide Price £825,000

A truly exceptional three double bedroom duplex penthouse apartment, situated in this historic Grade II listed building in the heart of Cowbridge town centre.

A spacious and beautifully presented duplex apartment.

A unique penthouse within this landmark, historic building.

Impressive, open plan kitchen/dining/living space.

Three double bedrooms.

Mezzanine, sitting room overlooking main living space.

Family shower room, plus en-suite shower room.

Many characterful features, including exposed stonework and visible roofing timbers.

Use of communal landscaped gardens.

Two Allocated parking spaces.

Just a short walk to all of Cowbridge's amenities and services.





Apartment five the old grammar school is a truly unique, duplex, penthouse apartment, situated within this highly regarded and sought after Grade II listed historic building conversion.

It is situated in the heart of Cowbridge town centre, within walking distance to its services and amenities.

The property is accessed via secure entry points and has its own staircase, rising to a private patio and front door. The apartment offers spacious and beautifully presented accommodation which retains a wealth of original character features which must be viewed to be appreciated. The ENTRANCE HALL with built-in storage cupboard, has exposed wooden floors which continue throughout the whole apartment. The impressive open plan KITCHEN/ DINING/ LIVING ROOM (17'1" widening

to 22'11" x 35'8") is dual aspect with windows to front and side, plus skylights to rear, flooding the living space with light. The room has part exposed stonework to walls and visible roofing timbers. An ornate, cast-iron spiral staircase rises from the living room to the mezzanine sitting area. The kitchen offers an extensive range of oak fronted units with black granite work surfaces. Integrated dishwasher, baseline, fridge and separate freezer, plus space and plumbing for a range cooker. A door from the kitchen area leads into the UTILITY ROOM (8'10" x 8'7"), which has a continuation of the same fitted units as the kitchen. It has a window to rear plus working fireplace and a high-pitched ceiling with visible roofing timbers.

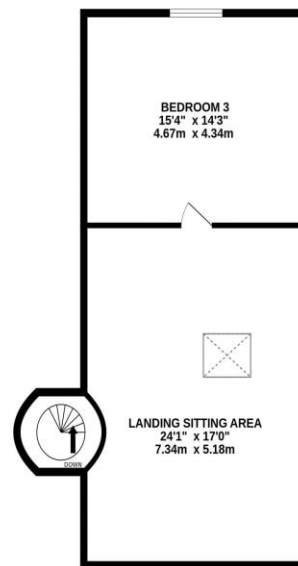
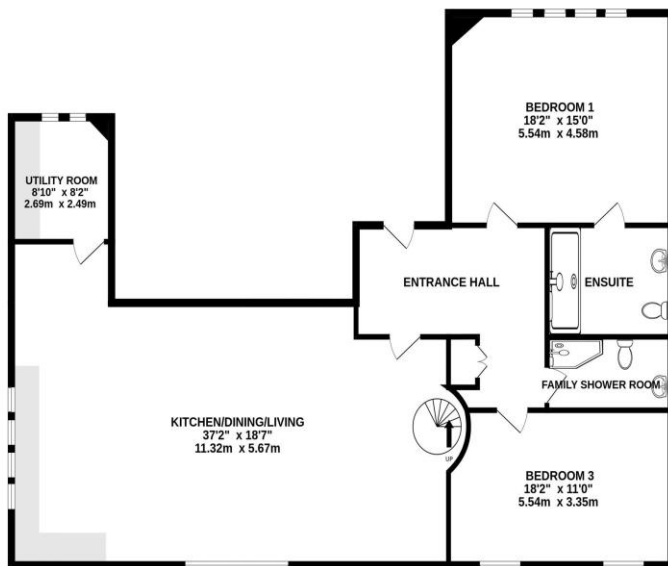
BEDROOM ONE (18'3" x 15') is a large double bedroom with the windows to rear enjoying views into the

communal gardens. An ornate feature fireplace has original herringbone brickwork. The room benefits an EN-SUITE SHOWER ROOM (6'10" x 10'2"). It has a white three-piece suite, including large shower tray with fitted glazed shower screen and a mains rainfall power shower fitted. The room has full tiling to walls. BEDROOM TWO (18'2" x 11') has two windows to front aspect, flanking an original fireplace and enjoys views into the Physic Garden. The family SHOWER ROOM (10'2" x 7'2") has an enclosed shower cubicle with the mains powered shower fitted, plus low-level WC with a hidden cistern, wash handbasin and full tiling to walls.

The versatile, mezzanine, SITTING ROOM with window to front, plus skylight to side enjoys views over the open plan, kitchen/dining/living room. This space has a high pitched ceiling with visible roofing timbers. A doorway leads into BEDROOM THREE (14'3" max x 15'4" max), with windows to rear and side aspects. It also has a high pitched ceiling with visible roofing timbers and diminishing headroom.

GROUND FLOOR
1519 sq.ft. (141.1 sq.m.) approx.

MEZZANINE LEVEL
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 2264 sq.ft. (210.3 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, cross the High Street and proceed alongside Church Street for approximately 100 yards where The Old Grammar School is on the left hand side.

Tenure

Leasehold

Approximately £3,250 pa service charge Leasehold. 999 year lease from 1st June 2007

Services

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

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
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.

