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Thistle Cottage
St. Johns Hill
St. Athan
Vale of Glamorgan
CF62 4PA

Thistle Cottage St. Johns Hill

Offers in Excess of
£425,000

A charming, modern stone fronted detached cottage of great character in a private village setting, enjoying a quiet secluded position with local amenities of St. Athan, Llantwit Major and Cowbridge easily reached.

Modern characterful stone fronted detached cottage built in 2006

Located peacefully within walking distance of St Athan Village Centre and associated amenities

Entrance hall, cloakroom, living room with vaulted and pitched ceiling

Kitchen/Breakfast room, utility room, separate dining room with store room off

Three bedrooms, en-suite shower room, family bathroom

Landscaped low maintenance rear garden

Generous driveway for up to 3 vehicles and stand alone home office/studio.





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UPVC double glazed door to ENTRANCE HALL with laid flagstone floor continuing through the majority of the ground floor, traditional spindle staircase to first floor, door to CLOAKROOM fitted with a low-level WC, hand basin and cottage style window to front elevation. A wide brickwork archway stepping down to LIVING ROOM, with timber style floor, recessed 'Contura' wood burning fire, flagstone hearth, enjoying a dual aspect to front and rear and French doors out to rear garden.

KITCHEN/BREAKFAST ROOM, flagstone floor, beamed ceiling, range of cottage style cream base and wall mounted units with wood block worktop and inset

porcelain sink and mixer tap, stainless steel cooking range and extractor, built in dishwasher and fridge, double glazed window to front and patio doors to rear.

The UTILITY ROOM is styled to compliment the kitchen with fitted base and wall cupboards, built in freezer, space and plumbing for washing machine, wood block work surface, stainless steel sink and drainer, flagstone floor and part glazed stable door to rear garden.

The FORMAL DINING ROOM has timber effect floor, double glazed patio door to rear and a connecting door to STORE ROOM timber effect floor, wide timber double doors (currently boarded over) to front driveway.

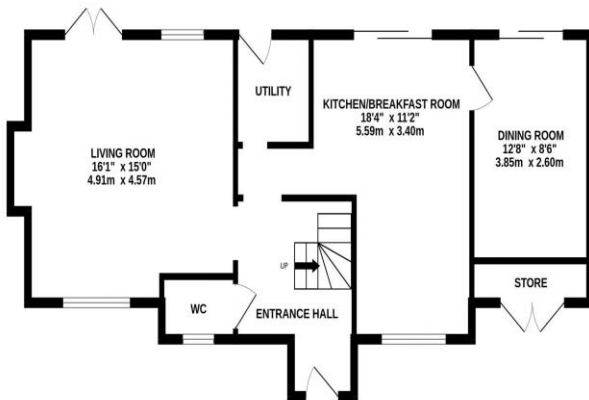
Staircase to landing with natural light above from a roof light window, fitted carpet and doors to BEDROOM ONE, cottage design window to rear, fitted carpet, fitted wardrobes and cupboards. Door to ENSUITE SHOWER

ROOM, tiled floor, part tiled walls, WC, wash hand basin, quadrant shaped glazed shower cubicle, heated towel rail and a frosted window.

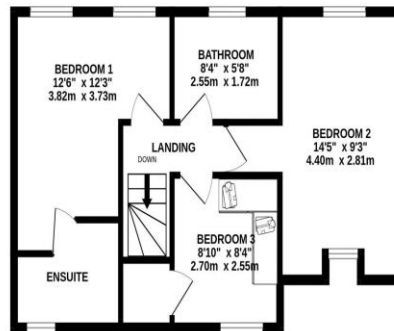
BEDROOM TWO, pitched ceiling, fitted carpet, double glazed windows to front and rear. BEDROOM THREE, fitted carpet, high part pitched ceiling, loft hatch, double glazed window to front elevation, deep built in cupboard.

BATHROOM, traditional white suite including low level WC, pedestal basin and bath, tiled floor and lower walls, frosted double glazed window to the front and a heated towel rail. A wide tarmac driveway provides excellent parking for a number of vehicles and is flanked by a substantial insulated timber HOME OFFICE / STUDIO with electric fire, power and lighting. The front garden is enclosed by natural stone walling with low maintenance Cotswold graveling, mixed shrubbery and gateway to side and rear garden area. Small lawn, wide gravelled terrace with timber framed garden shed and wide grassed bank to rear. Outside power sockets, lighting and water.

GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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 our Cowbridge offices travel in an Easterly direction, turning right at the traffic lights onto the St Athan Road. Follow this road into St Athan, past the main camp entrance where the road dips and as it starts to rise, take the first turning left, where Thistle Cottage lies on your right hand side.

What3Words: Puts.Formal.Initiated

Tenure

Freehold

Services

Mains Water, Drainage, Electric & Gas.
Council Tax Band F
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	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.

