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The Vines
Southerndown,
The Vale of Glamorgan,
CF32 0RW

The Vines

Asking price **£699,000**

A beautiful Edwardian, detached family home that has been modernised to a high standard throughout, retaining lots of character, sat proud within Southerndown village benefitting from country and sea side views of the Heritage Coast.

A beautiful period detached family home that has been modernised to a high standard throughout, retaining lots of original character

Accommodation comprising of entrance hall, sitting room, dining room, study, spacious open plan kitchen/ breakfast/ family room, additional utility, separate shower room

Landing, 5 double bedrooms, family bathroom, en-suite shower room to the master

Resin gravelled side drive stepping down to natural stone walled front garden, gated access to the rear, predominantly lawned with paved seating area, timber framed summer house and separate log store

Positioned on the Heritage Coast, within close proximity of Dunraven Bay, local restaurants, pubs and cafes

Beautiful countryside and sea views

All integrated shutters to remain





WELCOME TO THE MAD HOUSE

good
vibes

A beautiful period detached family home that has been modernised to a high standard throughout, retaining lots of its original character, nestled along the heritage coast, benefitting from country and sea side views.

Pitched tiled canopy entrance porch with glazed timber front door to ENTRANCE HALL offers access to well-balanced accommodation with two pendant chandeliers, wooden painted spindle straight stairs rising to first floor, large double glazed window to side elevation and access to cloaks cupboard. SITTING ROOM original parquet floor, central chandelier, brick lined fireplace with inset 'Chesney's' wood burner flanked by low level storage cupboards, providing a lovely focal point to the room, wall-mounted up lights and two large double glazed sash windows with integrated shutters overlooking the walled front garden. The LOUNGE has a continuation of the original parquet floor, central chandelier, large flagstone hearth fireplace with brick surround, inset wood burner, two large double glazed sash windows and integrated shutters overlooking the garden to the front. STUDY wood effect floor, central ceiling light and additional recess spotlights, integrated storage to rear wall and frosted side door.

The highly sociable KITCHEN/BREAKFAST/ DINING ROOM greets a great family meeting point. An original ornate fireplace with tiled surround enhances the dining space. The kitchen is fitted with a modern run of wall and base mounted units, marble effect roll top work surface and breakfast peninsular, integrated drinks fridge, gas hob, dishwasher, 'Neff' electric oven and grill to remain. This space enjoys a dual aspect with a glazed door from dining area and window to the kitchen. UTILITY/ BOOT ROOM lies just off the kitchen with a slate tiled floor, bespoke built beach style storage cabinets with worktop, provision for plumbed white goods, with door and windows overlooking the garden to the rear. To complete the

ground floor accommodation, the stylishly decorated SHOWER ROOM/WC which lies to the rear of the hall and comprises a subway tiled corner shower enclosure, with WC opposite.

First floor LANDING fully carpeted, two chandelier lights, with natural light coming from the front and side elevations. BEDROOM ONE, exposed original floorboards, frontward facing double bedroom with beautiful sash windows taking in elevated views of the countryside with a recently fitted, fully tiled EN-SUITE SHOWER ROOM just off, comprising a mains fed shower cubicle, WC and wash hand basin. BEDROOM TWO, fitted carpet, chandelier light and additional recess spotlights, attic hatch (with retractable pull down ladder), tiled hearth fireplace and large double glazed window. BEDROOM THREE exposed

original floorboards, pendant ceiling light, large double glazed window to side elevation. BEDROOM FOUR and BEDROOM FIVE exposed original floorboards, central ceiling lights and large double glazed sash windows enjoying beautiful views. Bedroom five benefits from a walk-in wardrobe. FAMILY BATHROOM comprises a four piece suite with a traditional style WC and pedestal wash hand basin with a modern rainfall corner shower enclosure and a separate clawfoot roll top bath with decorative Spanish tile floor, complementary wall tiles and two double glazed windows to side elevation.

A pillared, gavel resin driveway steps down to the walled front garden. Gated access extends to the side and rear with a paved seating area, Summer house, outside shower, log store and boiler house accessible. The walled gardens to the property provide a nice feeling of privacy.





Directions

From our Cowbridge office travel in a westerly direction filtering onto the A48 heading in the direction of Bridgend. At the bottom of Crack Hill turn left, continue along this road through Corntown and Ewenny, at the 'T' junction turn left, continue through the traffic lights, over the bridge and into the village of St Brides Major. Take the right hand turn signposted Southerndown, turn left immediately after passing the Three Cups on the Beech Road where The Vines will be directly on your right hand side opposite Frolics Restaurant, as indicated by our For Sale Board.

What3words: pillow.moderated.tractor

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band H

EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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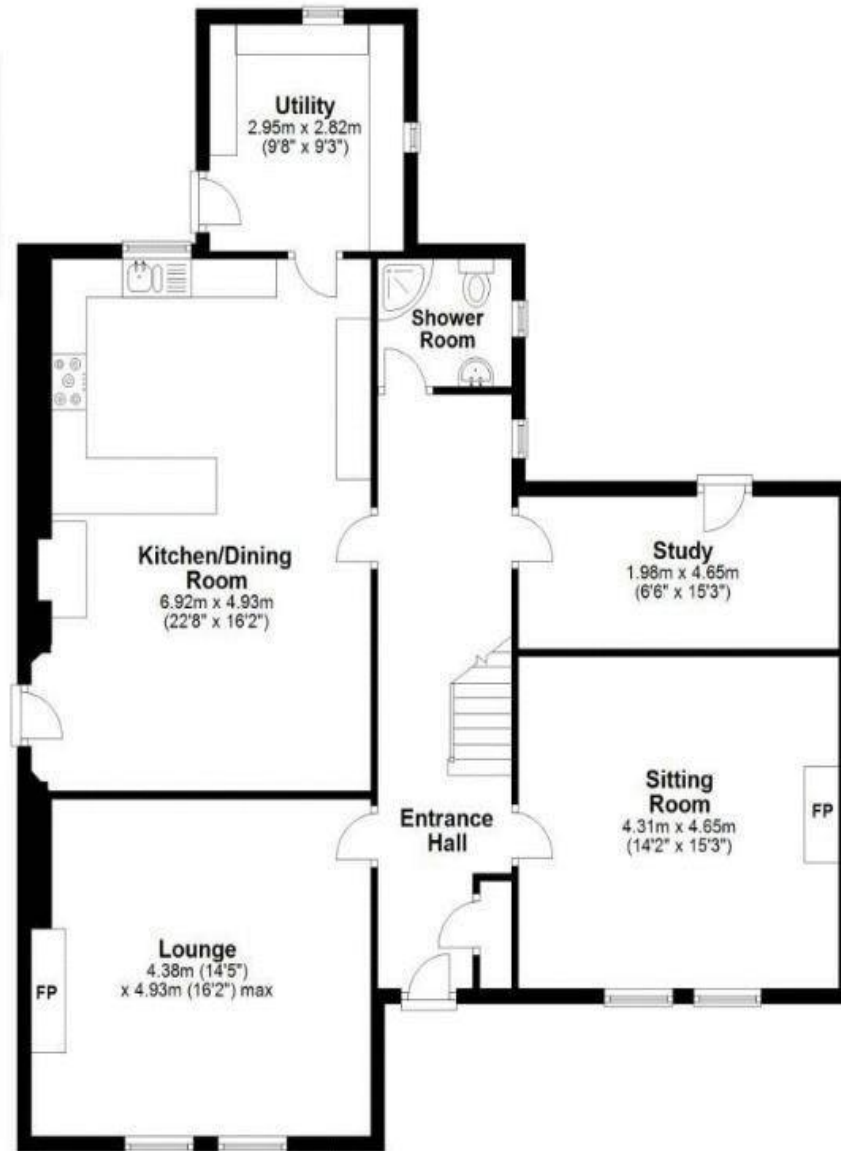
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



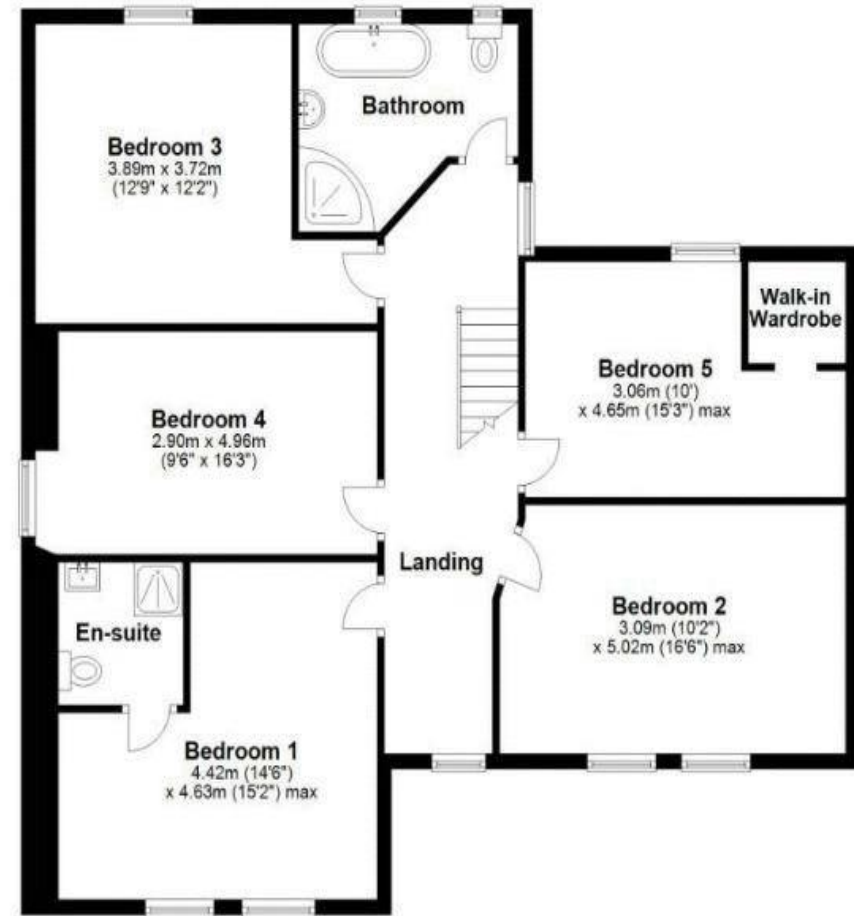
Ground Floor

Approx. 114.5 sq. metres (1232.0 sq. feet)



First Floor

Approx. 106.3 sq. metres (1144.2 sq. feet)



Total area: approx. 220.8 sq. metres (2376.2 sq. feet)

