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Elm Tree Cottage
St. Hilary, Cowbridge, The
Vale Of Glamorgan, CF71
7DP

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Elm Tree Cottage

Asking price **£625,000**

A unique opportunity in the heart of St Hilary, offered for the first time in over 45 years. Nestled in the heart of the highly sought-after village, Elm Tree Cottage is a delightful detached four-bedroom property full of character, charm, and immense potential.

Central location in highly sought after village

Four bedroom detached property

Offered to the market for the first time in approaching 45 years

Three reception rooms and kitchen breakfast room

Mature landscaped garden plot with ample parking and detached double garage

Light and airy accommodation with scope to improve and modernise

Vacant possession and no upward chain

Viewings highly recommended





Built in the 1970s, Elm Tree Cottage retains many of the timeless features that make it a unique and appealing property. Offering light and airy accommodation, the property enjoys a semi-open-plan feel to the main reception rooms, creating a welcoming flow throughout.

The ENTRANCE HALLWAY leads to the main living areas and offers a glimpse of the potential within. The LOUNGE, with its triple aspect, includes floor-to-ceiling windows to both the front and side, bathing the room in natural light and offering views into the mature garden. The working fireplace, with a quarry-tiled hearth and exposed stonework surround, adds a touch of character and warmth to the space. Steps lead from the lounge to

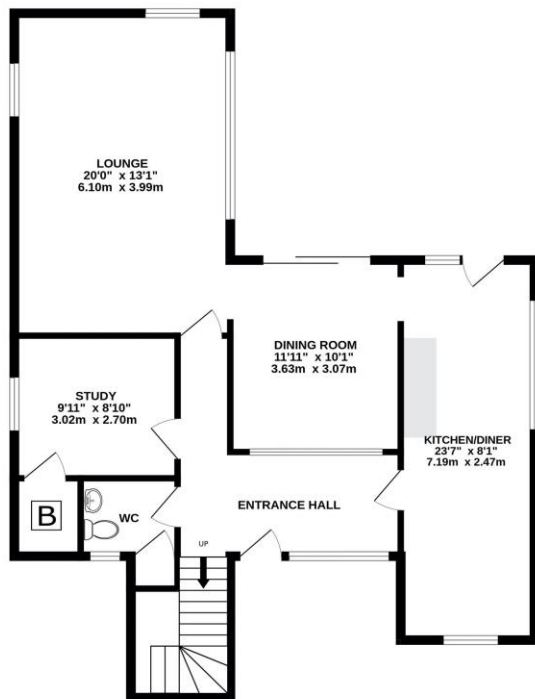
the DINING ROOM, where you can enjoy views of the garden and direct access to the outdoor space. The KITCHEN/BREAKFAST ROOM is dual aspect, with large picture windows to the front and side, allowing for even more light. Featuring a fitted range of base units and space for white goods and wood panelled ceiling. For those working from home or in need of additional space, the STUDY offers an extensive range of wall-mounted shelves and a window to rear. A door leads to the boiler cupboard, housing the Worcester Oil-fired central heating boiler. A convenient CLOAKROOM on the ground floor includes a two-piece

suite and a window to the side, plus access to under-stairs storage.

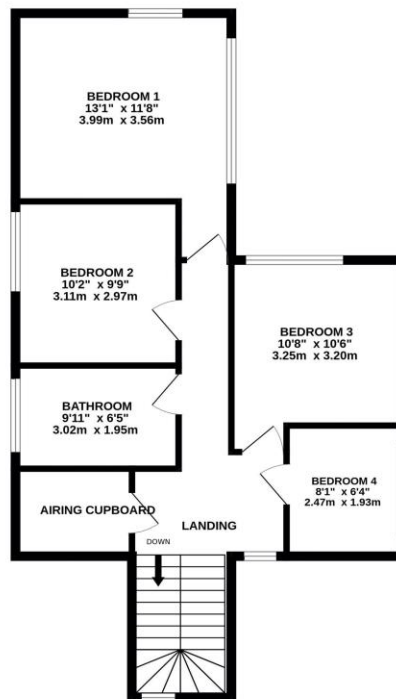
Upstairs, the spacious landing provides access to four bedrooms, including BEDROOM ONE, a large double bedroom with dual aspect windows and stunning views over the surrounding countryside. BEDROOM TWO and BEDROOM THREE are also double bedrooms. BEDROOM FOUR is a single bedroom. BEDROOM THREE and FOUR boast charming pitched ceilings with exposed wood panelling. The FAMILY BATH/WET ROOM is equipped with a three-piece suite, including a panel bath and a wet room enclosure with an electric shower. Full wall tiling and vinyl nonslip flooring.

The property sits on a mature landscaped plot, offering ample outdoor space to enjoy. The garden is filled with established trees, shrubs, and flowerbeds, creating a private retreat. Laid patio areas provide a perfect place for outdoor dining or simply relaxing in your peaceful surroundings. The driveway provides ample parking and a detached double garage offers further storage.

GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1561 sq.ft. (145.0 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 town centre, proceed through the traffic lights on Eastgate onto Primrose Hill. Follow this road and filter onto the A48. Take the second right and continue into St. Hilary. Take the first right and proceed past the Church and The Bush Inn. Elm Tree Cottage will be found after just a short distance on the left hand side.

What3words: inventors.crunch.frostbite

Tenure

Freehold

Services

Mains Water and electric. Oil central heating.

Cesspit drainage.

Council Tax Band G

EPC Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	44 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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