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Brackenrigg
The Herberts
St. Mary Church,
Cowbridge,
The Vale Of Glamorgan,
CF71 7LT

Brackenrigg

Asking price **£495,000**

Well maintained and presented, detached, three double bedroom house, enjoying a splendid rural position with fine country views, but less than five minutes drive to Cowbridge Town Centre and amenities.

Modern, detached, three double bedroom house with excellent proportions, in convenient yet rural position

Entrance hallway, cloakroom/laundry room, living room with open fireplace, spacious sitting room open plan to kitchen/dining room and side conservatory

Three double bedrooms, en-suite shower room and family bathroom

Driveway/parking and single garage, mature private gardens to front and side

Splendid rural position with attractive views and easy access to Cowbridge





Well maintained and presented, detached, three double bedroom house, enjoying a splendid rural position with fine country views, but less than five minutes drive to Cowbridge Town Centre and amenities.

UPVC entrance door to HALLWAY, double glazed window to front elevation, spindle staircase to first floor, with useful under stairs storage. Door to combined CLOAKROOM/LAUNDRY ROOM modern white low level WC and wash hand basin with vanity cupboard, space and plumbing for stacked washing machine and tumble dryer, ceramic tiled floor, heated towel rail and frosted double glazed window. LIVING ROOM with double glazed windows to front and rear elevations, matching ceiling and wall lights, open fireplace with carved marble surround and hearth. Spacious open-plan living/kitchen combining SITTING ROOM, double glazed window to front elevation, raised 'Iron Wood' wood burning fire, sliding patio doors to conservatory. Open plan to KITCHEN/DINING ROOM extensive range of fitted Shaker style base and wall cupboards with roll top worksurfaces, inset one and a half bowl sink and drainer, integrated appliances include dishwasher, fridge/freezer, cooking range and extractor to remain, ceramic tiled floor, windows to side elevations and space for dining table. Sliding doors to a P-shaped side CONSERVATORY, double glazed windows and roof, slate tiled floor, double radiator and French doors to garden.

Staircase from hallway to L-shaped LANDING double glazed window to front elevation with a magnificent rural view. PRINCIPLE BEDROOM with a

splendid view to the front, airing cupboard with foam lagged tank and arched access to walk-in wardrobe. EN-SUITE SHOWER ROOM fully tiled, white suite including pedestal wash hand basin, low level WC and glazed shower enclosure with mains shower attachment, chrome heated towel rail, frosted double glazed window. Double BEDROOM TWO coved ceiling and double glazed window to front elevation. Twin BEDROOM THREE with loft hatch and double glazed window with rural view to side. BATHROOM panel bath with mains shower and glazed shower screen over, low level WC and wash hand basin with vanity cupboards, tiled floor,

part tiled to walls, chrome heated towel rail and frosted double glazed window.

Driveway providing parking (with additional informal parking available to the roadside opposite) GARAGE with electric roller door, oil central heating boiler, power and light. Gated access from the driveway with pathway to front door and garden sweeping to front and side, principally lawned with deep mixed border containing trees, shrubbery and flowers, graveled sitting area and timber framed potting shed and green house.





Directions

From our Cowbridge office, travel in an Easterly direction, up the high street to the traffic lights. At the traffic lights turn right and follow the St Athan road out of Cowbridge. Upon reaching 'The Herberts' turn right, drive up the road where Brackenrigg lies on your left hand side.

What3words: marmalade.ratty.gadget

Tenure

Freehold

Services

Mains water and electric. Oil central heating. Cesspit drainage.

Council Tax Band F

EPC Rating

Viewing strictly by appointment through
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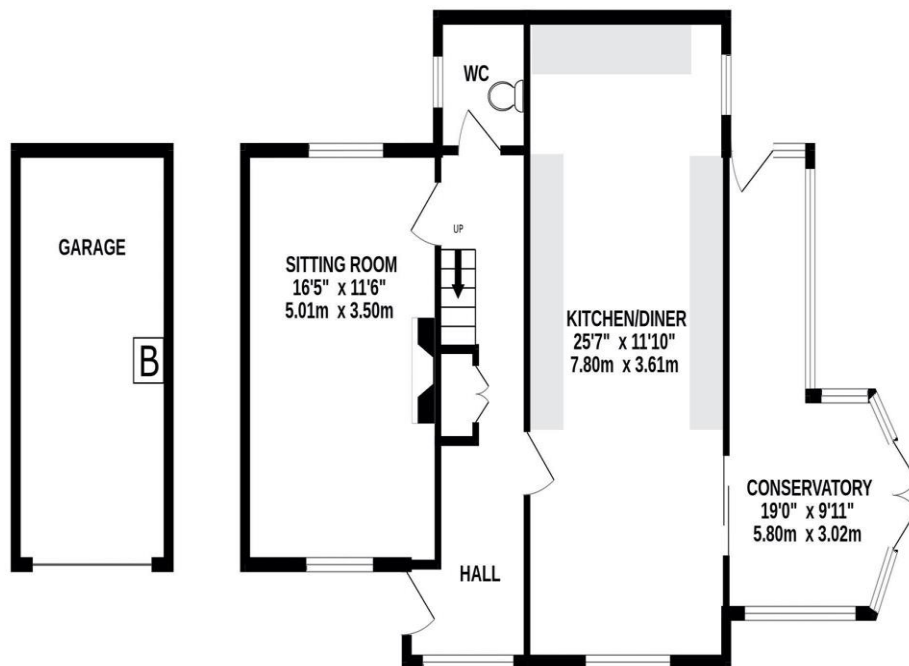


Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

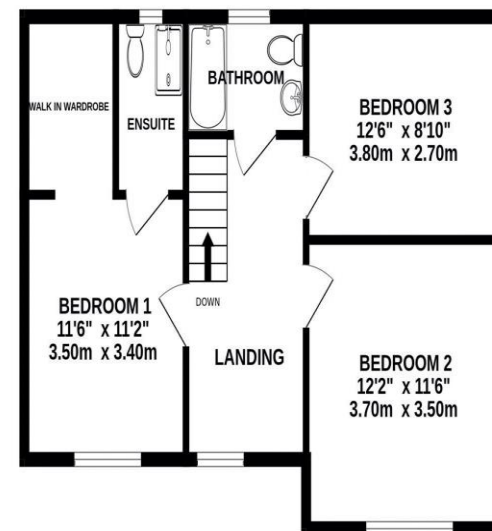
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GROUND FLOOR
909 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 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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