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2 Croft Lane

Southerndown,
The Vale of Glamorgan
CF32 0RT



2 Croft Lane

Asking price **£740,000**

Substantial five double bedroom family house of excellent proportions (2800ft²) in need of general modernisation but offering huge potential in a beautiful location close to the beaches of Southerndown and with direct views across common ground to the Bristol Channel.

Five bedroom detached family house of outstanding proportions

Accommodation which is in need of some modernisation includes large central hallway, three substantial reception rooms, kitchen breakfast room, utility room and downstairs cloakroom

Five first floor double bedrooms, large (full) en-suite with double tub and shower and separate bathroom

40ft long attic space with maximum head height of approximately 9'10"

Lawned front garden, driveway and integral double garage

South facing lawned rear garden with heated outdoor swimming pool and coastal views





Substantial five double bedroom family house of excellent proportions (2800ft²) in need of general modernisation but offering huge potential in a beautiful location close to the beaches of Southerndown and with direct views across common ground to the Bristol Channel. Just a short walk to Frolics Restaurant and the well known "3 Golden Cups" country pub.

Covered entrance to a large central HALLWAY, half turn staircase to first floor, timber effect flooring, fitted cupboards. CLOAKROOM, white low level WC and wash hand basin with vanity cupboard, fully tiled to walls. Large LIVING ROOM, timber effect and vinyl flooring, recessed lighting and double glazed French doors and windows to rear garden and coastal views, exposed natural stonework to one wall, recessed wood burning fireplace and stone hearth. FAMILY ROOM with space for sitting

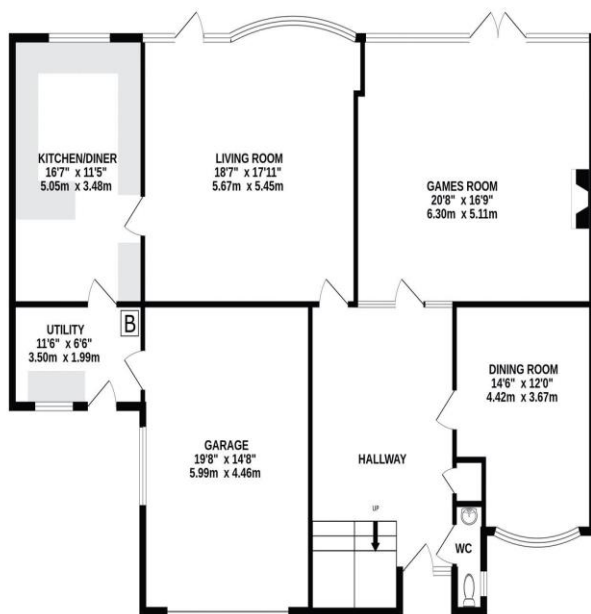
and dining, timber effect floor, double glazed bay window and French door to rear garden. DINING ROOM, parquet block floor, wide double glazed bay window to private front garden. KITCHEN, range of hand painted timber fronted base and wall cupboards, roll top granite effect work surface with inset stainless steel sink and drainer, integrated double oven, ceramic hob and extractor, space for dishwasher and fridge, terrazzo tiled floor, room for breakfast table, window to rear garden. UTILITY/ BOILER ROOM, mains gas central heating boiler, fitted cupboards with stainless steel sink and drainer, space and plumbing for washing machine, window and door to small enclosed utility courtyard. Door to integral double garage.

LANDING airing cupboard with lagged tank, loft hatch with retractable ladder to enormous attic space (40ft long), offering

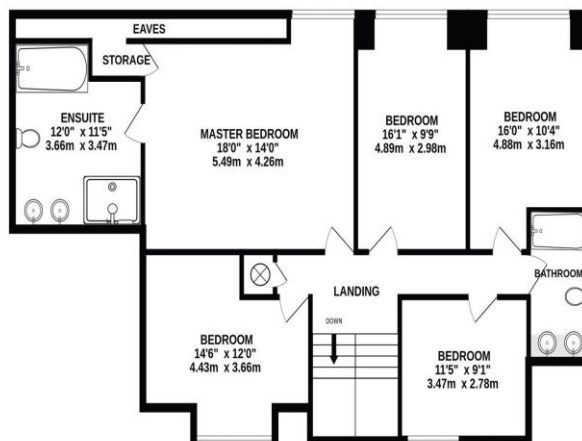
considerable potential for conversion. PRINCIPAL BEDROOM, large double room with fitted cupboard, double glazed window to rear with fine coastal views. EN-SUITE BATHROOM of grand proportions containing two-person spa bath, walk-in shower cubicle, twin wash hand basins on a tiled stand and low level WC, fully tiled to floor and walls, eaves storage space. BEDROOM TWO, L shaped double room, part pitched ceiling and double glazed window to roadside elevation. BEDROOM THREE, polished floorboards and double glazed window to rear garden. BEDROOM FOUR, double glazed window enjoying direct coastal views. BEDROOM FIVE large eaves cupboard, part pitched ceiling and double glazed window to front elevation. FAMILY BATHROOM coloured suite including panelled bath with shower and shower screen over, twin wash hand basins with vanity drawers below, white low level WC, fully tiled to walls, fitted wall mirrors and frosted window.

Existing planning permission (ref; 2020/01503/FUL) allows for the rear dormers to be joined by a balcony making the most of the views. Further potential also exists to the very large attic space should additional accommodation be required. Driveway provides parking and access to integral DOUBLE GARAGE, electric roller door, window to side elevation, light and power. Lawned front garden with mature shrubbery. Gate from front garden to an enclosed courtyard, from which a pathway leads to the rear garden which is flat and a good size and enjoys coastal views. Laid principally to lawn with an outdoor swimming pool, fringed by paved sitting area. Large lean-to STORE SHED with polycarbonate roof.

GROUND FLOOR
1651 sq.ft. (153.4 sq.m.) approx.



1ST FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA : 2817 sq.ft. (261.7 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 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 turn left, past Frolics restaurant and turn next right into the close, where No.2 is the second property on your left hand side.

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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

hrt Est. 1926



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