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Tithe Barn Cottage
Monknash, The Vale of
Glamorgan, CF71 7QQ

Tithe Barn Cottage

Asking price **£750,000**

STUNNING COASTAL LOCATION

Beautiful stone built detached character house in a stunning coastal/rural position with views to The Bristol Channel and west country coastline. Excellent parking, private gardens and a short distance from heritage coastal paths.

Substantial stone built detached family house within the heritage coastal area

Entrance hall and cloakroom, large principal living room, dining room and play room, farmhouse style kitchen/breakfast room, side hall, gym/home office, utility room and wine store

4 first floor bedrooms, 2 ensuite and family bathroom

Gated entrance to large granite cobbled courtyard with double garage

Private principally lawned gardens

Rural and coastal views

NO ONGOING CHAIN





Beautiful stone built detached character house in a stunning coastal/rural position with views to The Bristol Channel and west country coastline. Excellent parking, private gardens and a short distance from heritage coastal paths.

Covered entrance to HALLWAY, ceramic tiled floor, exposed natural stone work and staircase to first floor. CLOAKROOM, low level WC and corner wash hand basin with tiled splashback. Central DINING ROOM (13'3" x 15'7" max) small paned double glazed window to front elevation, tiled floor, under stairs cupboard. Access to PLAYROOM, (8'10" x 7'8") ceramic tiled floor, small paned double glazed windows to side and rear elevations with far ranging rural views. Arched glazed double doors to LIVING ROOM, (16'10" x 18'5") a stunning room occupying the oldest part of the house, flagstone floor, small paned windows to front, side and rear elevations, high beamed ceiling, magnificent Inglenook style fireplace with flagstone hearth and open fire, stone quoined sides and timber lintel over, wide entrance door with glazed centre panel to porchway (leading to main garden). Panelled door from hallway to

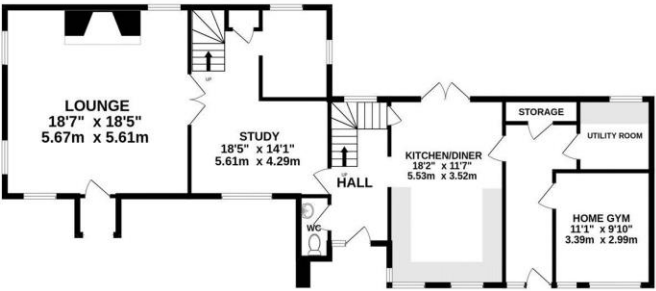
farmhouse style KITCHEN/BREAKFAST ROOM, (18'1" x 12'4") extensive range of oak fronted base and wall cupboards, corian style worktops with porcelain sink and drainer, matching island unit, appliances including built in dishwasher and fridge, Range Master cooker and extractor hood over, ceramic tiled floor, ample room for breakfast table, windows to front elevation and french doors to a gravelled rear courtyard. Door to side HALLWAY, L-shaped with door to front driveway, ceramic tiled floor. HOME OFFICE/GYM, (11'2" x 9'9") ceramic tiled floor, full length arched double glazed window to front elevation. UTILITY ROOM, (7'4" x 6'8") fitted base cupboards and roll top work surface with stainless steel sink and drainer, space and plumbing for washing machine. WINE STORE, (7'6" x 3'8").

Staircase rises from dining room to first floor LANDING, loft hatch and double glazed window to rear elevation, doors to BEDROOM 1, (16'10" max x 11'1") wide double glazed window to side elevation with views to The Bristol Channel and west country coast line. Circular window to front

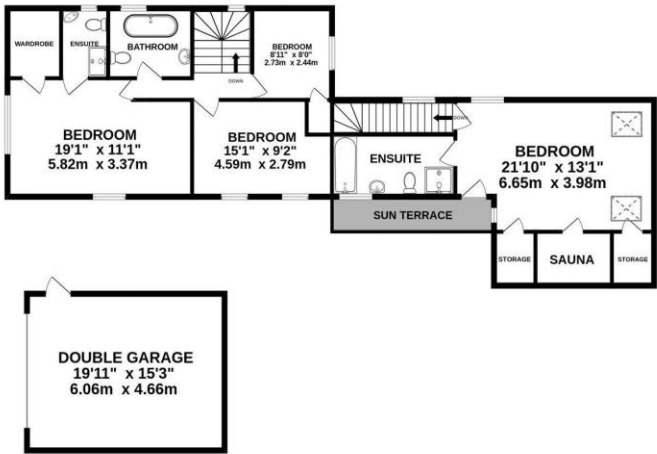
elevation and doors to walk in wardrobe and EN-SUITE SHOWER ROOM, (6'7" x 4'8") fully tiled to walls and floor, shower cubicle with mains shower attachment, low level flush WC and corner wash hand basin with vanity cupboard, double glazed window with rural views. BEDROOM 2, (14'3" x 9'2") small paned windows to front elevation. BEDROOM 3, (8'11" x 8') double glazed window to side elevation, part pitched ceiling, boiler cupboard with modern Vaillant mains gas combination boiler. BATHROOM, (6'8" X 7'3") traditional white suite including freestanding roll top claw foot bath, low level flush WC and pedestal wash hand basin, ceramic tiled floor and lower walls, double glazed window to rear. Staircase from hallway to BEDROOM 4, (21'8" x 13'2") an excellent principal or guest bedroom, timber effect floor, double glazed windows to front and rear elevations, built in sauna, door to balcony overlooking front courtyard and fields beyond, EN-SUITE BATHROOM, (11'8" x 5'4") recently fitted modern white suite including panelled bath, pedestal basin and low level WC, shower cubicle with electric shower attachment, tiled floor and lower walls, chrome heated towel rail.

Stone pillared timber double gates lead to a large granite cobbled front courtyard providing excellent parking and access to detached DOUBLE GARAGE, (20' x 15'9") double up and over door, light and power. Extending to the side of the house is the main garden, principally lawned with flagstone paved sitting area, raised mature shrub beds and a high natural stone rear boundary wall which is part of an ancient monument.

GROUND FLOOR
1477 sq.ft. (137.3 sq.m.) approx.



1ST FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 2525 sq.ft. (234.6 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

On entering the village of Wick turn left at the 'Lamb and flag'. Follow this road. On reaching a T junction turn left towards the village of Broughton. On entering Broughton, take the 2nd right and on reaching a T junction turn left and right for 'The Plough and Harrow'. 'Tithe Barn Cottage' lies just beyond the 'Plough and Harrow' on your right hand side.

Tenure

Freehold

Services

Mains water, electric, gas and cesspit drainage
Council Tax Band G
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

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