



The Cottage

£1,900,000

Exceptional Grade II listed 5/6 bedroom country house located in the beautiful conservation village of St Hilary and enjoying a spectacular position with south facing rural and coastal views.

Stunning country house in highly sought after location.

Entrance hall, drawing room, dining room, garden room and morning room, library and study, large kitchen/breakfast room, scullery, boiler room and cloakroom.

4 first floor bedrooms, 1 en-suite (and shower room and 2 additional bathrooms).

First floor flat including lounge, kitchen, double bedroom and bathroom. Further set of 3 large attic rooms.

Large mature grounds with spectacular southerly views.

Located on the fringe of the picturesque and sought after village of St Hilary.





Exceptional Grade II listed 5/6 bedroom country house located in the exquisite conservation village of St Hilary and enjoying a spectacular position with south facing rural and coastal views and a flexible layout offering excellent versatility including formal rooms with more informal spaces for everyday living.

Only a mile from the former market town of Cowbridge with a Waitrose supermarket, independent shops, restaurants, coffee shops and highly regarded state school. School buses to Cardiff, serving 2 independent schools - The Cathedral School and Howells, both in Llandaff. Cardiff sixth form college is regarded as one of the best in the country. Cardiff train station 17.1 miles (9.4 miles to Bridgend main line train station). Cardiff international airport 5.7 miles. Junction 34, 10.6 miles. A few miles from the Glamorgan Heritage Coast and 20 minutes from the capital city of Cardiff.

Entrance door with fan light glazing over to RECEPTION HALLWAY, (20' x 12'10" plus 22'3" x 15'9") L shaped with shuttered windows to side elevation, Clearview wood burning fire, elegant staircase rising to first floor. DRAWING ROOM, (18'10" x 18'10") oak floor, working fireplace with carved surround, doors to GARDEN ROOM, (40' x 10') tiled floor, glazed roof, windows and doors to main south facing garden with spectacular rural and coastal views. DINING ROOM, (18' x 14'6") oak floor, glazed internal doors to garden room, recess display niche. MORNING ROOM, (25'4" x 19') stunning room with recessed multi fuel fire, carved marble surround and full length Georgian shuttered windows to south facing garden, shelved cupboard, door to large KITCHEN/BREAKFAST ROOM, (23'9" x 14'2") base and wall cupboards, white porcelain double bowl sink and slate worktops, electrically converted 4 oven Aga plus separate microwave/oven and hob, flagstone style floor, sash windows, door to side driveway, shelved pantry.

INNER HALL, with secondary staircase. Door to CELLAR. CLOAKROOM containing low level WC and wash hand basin and STUDY, (13'4" x 13'6") oak floor, working fireplace with carved surround, window to front driveway. LIBRARY, (17'8" x 13') oak floor, recess lighting and decorative fireplace. SCULLERY, (16'4" x 14'2") which would make a great dog/boot room, flagstone style floor, lovely original porcelain double bowl sink, electric cupboard, door to BOILER ROOM, (10'10" x 10'2") modern 'Worcester' oil fired boiler and pressurised hot water tank. Connecting door to garage.

Galleried LANDING window to driveway. MASTER BEDROOM SUITE, (23'6" x 15') shuttered sash windows to south elevation, bedroom fireplace and door to DRESSING ROOM, (14'2" x 6'4") built in wardrobes and BATHROOM, containing double ended bath and twin wash hand basins with marble tops and vanity cupboards. Separate CLOAKROOM with WC and bidet and SHOWER ROOM.

BEROOM 2, (19'10" x 12'9") high part pitched ceiling, open bedroom fireplace and double glazed shuttered windows to side elevation. BEDROOM 3, (19'4" x 16'10"), a beautiful room, 3 shuttered sash windows with fabulous views. BATHROOM, (14'9" x 8') traditional white suite including panelled bath, pedestal basin and low level WC. REAR LANDING with staircase to attic rooms. STORE ROOM with Belfast style sink. BEDROOM 4, (13'2" x 13') bedroom fireplace, wash hand

basin and shuttered sash window. BATHROOM, (14'3" x 17' max) freestanding roll top claw foot bath, pedestal basin and low level WC, fitted cupboards and window to side.

Connecting door from rear landing to SELF CONTAINED FIRST FLOOR ANNEXE, suitable for multi generational living or a great income generator. Additional independent access via an external staircase and includes LIVING ROOM, (17'7" x 13') open fireplace and windows looking towards St Hilary Church. KITCHEN, (10'8" x 11'3") range of timber fronted base and wall cupboards with roll top work surfaces and inset sink and drainer. DOUBLE BEDROOM (5), (12'9" x 14'5") with wall mounted wash hand basin and shuttered window. BATHROOM, (9'10" x 4'6") panelled bath, low level WC and wash hand basin.

Staircase from rear landing to second floor landing and ATTIC ROOM 1, (19'3" x 14'6") timber floor, pitched ceiling and windows to side and rear elevations. ATTIC ROOM 2, (13' x 10') and ATTIC ROOM 3, (9'3" x 13'6") both with fine southerly views.

The Cottage enjoys mature grounds extending to approximately 1.86 acres. A lengthy driveway fringed by a large rear lawn, off which there are two separate hedged areas, one containing a flagpole, approaches the rear of the property where there is extensive parking and access to an attached GARAGE, (18'2" x 12') arched timber double doors, light and power.

Gated access to a side driveway with further parking and stone outbuilding which includes potting shed and wood store. KITCHEN GARDEN with raised beds and greenhouse, beyond which is a mature wooded area and access to the wide main front lawn with paved sitting area and shaped privet hedge, beyond which is a quite stunning panoramic view.

Further details of an additional 10.9 acre (approx) block of ground which lies Immediately opposite The Cottage Is available by separate negotiation. Further details available on request.





Directions

From our Cowbridge offices travel in an easterly direction up The High Street through the traffic lights filtering onto the A48 heading towards Cardiff. Turn right for St Hilary. On approaching St Hilary there is a set of wrought iron railings on your left hand side. Turn at the railings which leads to the driveway of 'The Cottage'.

Tenure

Freehold

Services

Main water and electricity,
private treatment plant drainage,
oil central heating
Council Tax Band I
EPC not required

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

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