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Splott Cottage
Colwinston
Nr Cowbridge
The Vale Of Glamorgan
CF71 7NJ

Splott Cottage

Guide Price £565,000

Detached three to four bedroom stone-built house in need of general improvement and modernisation offered for sale to include garden and adjacent paddock extending to approximately 0.72 acres and enjoying an idyllic rural setting, a short distance from the popular village of Colwinston.

Detached three to four bedroom character house in a fabulous rural setting.

Entrance hall, living room, sitting room/ bedroom four, kitchen breakfast room.

Three first floor double bedrooms and bathroom.

Attached store room/ workshop with potential to knock through (subject to planning permission).

Substantial southerly rear garden and pond.

Wonderful rural setting with direct rural views just a short distance from the village of Colwinston.

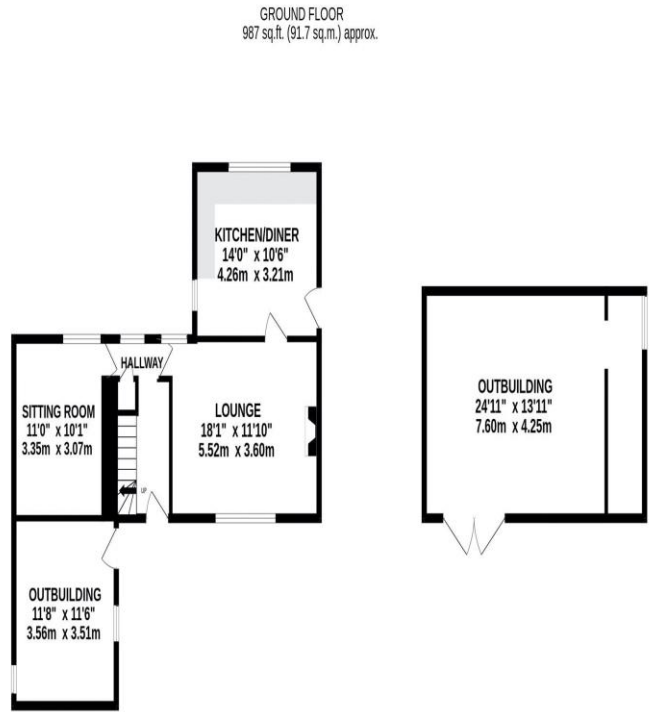
Detached stone barn and paddock included extending in total to approximately 0.72 acres.





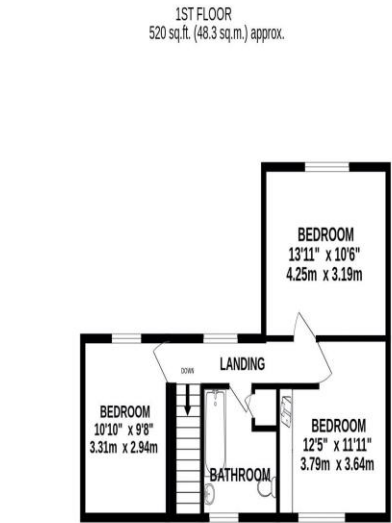
Detached three to four bedroom stone-built house in need of general improvement and modernisation offered for sale to include garden and adjacent paddock extending to approximately 0.72 acres and enjoying an idyllic rural setting, a short distance from the popular village of Colwinston.

Panelled entrance door to HALLWAY, quarter turn spindle staircase to first floor, understairs cupboard, double glazed window to rear garden and doors to LIVING ROOM with windows to front and rear elevations, ceramic tiled timber effect floor, recessed wood burning fire with natural stone



surround and timber mantle. SITTING ROOM/ BEDROOM FOUR, pendant light and double glazed window to garden. KITCHEN BREAKFAST ROOM, range of fitted base and wall cupboards with roll top work surface, built-in oven, hob and extractor, double glazed window to rear and door to side, tile effect vinyl floor and space for breakfast table. Floor mounted oil central heating boiler.

LANDING, window to rear garden, loft hatch and doors to BEDROOM ONE, L shaped with louver door wardrobes and double glazed windows to front. Double BEDROOM



TWO, part-pitched ceiling with fine aspect over the rear garden and views of rolling countryside beyond. BEDROOM THREE, loft hatch, double glazed window to rear. BATHROOM including white suite and panelled bath with electric shower and shower screen over, pedestal basin and low level WC, linen cupboard with fitted shelving and double glazed window. Informal roadside parking with access to an enclosed gravelled forecourt, off which there is access to a substantial stone-built STORE ROOM/ WORK SHOP which joins the main house and may offer potential to knock through, (it would appear that an original opening has been bricked up).

Substantial south/ south west facing rear garden has been laid principally to lawn with timber play house and greenhouse. The pond which lies to the side, of the garden is included in the sale. Adjacent to the garden is a substantial stone-built single storey BARN with metal box-profile roof offering a range of potential uses (subject to planning permissions). The paddock which lies to the west of Splott Cottage and garden also forms part of the sale all extending to approximately 0.72 acres.



TOTAL FLOOR AREA: 1507 sq.ft. (140.0 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 our Cowbridge offices, travel in a Westerly direction up the High Street filtering onto the A48 heading towards Bridgend. Drive through the staggered Pentre Meyrick crossroads taking the first turning left signposted Colwinston (1 mile). Follow this road into the village, turning first left, down the hill and out of the village onto the back lane to Llysworney, where Splott Cottage lies on your right hand side.

Tenure

Freehold

Services

Mains water, electricity. Private treatment drainage plant. Oil central heating.

Council Tax Band G

EPC Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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