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The Coach House
Wick Road
Llantwit Major
The Vale Of Glamorgan
CF61 1YU



The Coach House

Asking price **£625,000**

Detached four bedroom character house offering extensive and flexible accommodation including potential annex, set within very pretty gardens with direct views to rolling countryside, yet within walking distance of Llantwit shopping centre, train station etc.

Detached character house in a delightful rural setting convenient for Llantwit town centre and amenities.

Entrance hallway and cloakroom, main living room, sitting room, dining room, conservatory and study/ playroom, kitchen and breakfast room, annexed ground floor bedroom with space for potential en-suite.

Three generous first floor double bedrooms, bathroom and en-suite shower room .

Parking, very pretty well-stocked principally lawned gardens with with direct views to rolling countryside

A special location, rural yet walking access to town.





Detached four bedroom character house offering extensive and flexible accommodation including potential annex, set within very pretty gardens with direct views to rolling countryside, yet within walking distance of Llantwit shopping centre, train station etc.

Modern composite entrance door to OUTER HALLWAY, tiled floor and double glazed window. Opening to an INNER HALLWAY with colour-washed stonework, recessed book cases and CLOAKROOM containing white low-level WC, wash hand basin and frosted double glazed window. SITTING ROOM, beamed ceiling, exposed natural stonework to one wall and electric fire. Stained glass internal window DINING ROOM, timber effect laminate floor, beamed ceiling, exposed natural stonework and double glazed window. Quarter-turn staircase with wrought iron balustrade to first floor, glazed double doors to substantial LIVING ROOM, double glazed windows and French door to rear courtyard garden, feature natural stone chimney breast with raised marble hearth.

Part-glazed door from hallway to BREAKFAST ROOM, laminate floor, double glazed window and wide archway to KITCHEN, range of fitted base and wall cupboards with roll top work surface, stainless steel one and half bowl sink and drainer, integrated twin oven, ceramic hob, extractor, dishwasher and built-in fridge freezer, tiled floor. CONSERVATORY, solid wall to roadside elevation with patio doors to garden and rural views beyond, pitched polycarbonate roof and ceramic tiled floor. Annexed PLAYROOM/ OFFICE, double glazed windows and recessed lighting leading to BEDROOM FOUR, double glazed windows, access to small store room which could potentially form an en-suite, loft hatch and separate entrance door access to driveway. These two rooms might be used to form separate annexed accommodation.

LANDING, part-pitched ceiling and loft access, linen cupboard with slatted shelving. BEDROOM ONE, a generous double room, windows to two elevations, part-pitched

ceiling and sliding door to an EN-SUITE SHOWER ROOM, quadrant shaped shower cubicle with electric shower attachment and low level WC, wash-hand basin, part tiled to walls and double glazed window. BEDROOM TWO, pitched and vaulted ceiling with loft hatch. Double BEDROOM THREE, another generous room with double glazed window to roadside elevation and sliding mirror doored wardrobes providing ample storage. BATHROOM, white suite including panelled bath with mixer tap, low level WC, wash hand basin and vanity cupboard, heated towel rail and frosted double glazed window.

Timber double gates lead to a brick pavia parking area with forecourt leading to the front door. The main

garden lies to the side of the house which is laid to lawn with beautifully stocked mixed flower and shrub beds and substantial timber framed SUMMER HOUSE with decked sitting area. Sweeping to the rear of the property is a further, narrow lawn, again well-stocked with shrubbery and perenial plants. A gravelled pathway then extends to a further gravelled courtyard garden with mixed beds and wrought iron gate back to the quiet country road which services the property.

The property occupies a very pleasing location, set off a quiet road, surrounded by open fields on the fringe of the town, yet within walking distance of Llantwit Major centre, shops, train station etc.





Directions

From Cowbridge town centre travel along Westgate taking the left hand turning onto the Llantwit Major Road. At Nash crossroads turn left and follow this road passing Llandow industrial estate on your right hand side. At the roundabout take the second exit heading into Llantwit Major. Turn first right, follow the road as it bears right around a bend heading back out of Llantwit Major, where The Coach House lied on your right hand side.

What3wrods: collected.gold.fried

Tenure

Freehold

Services

Mains water, electricity, septic tank drainage, oil central heating.
Council Tax Band G
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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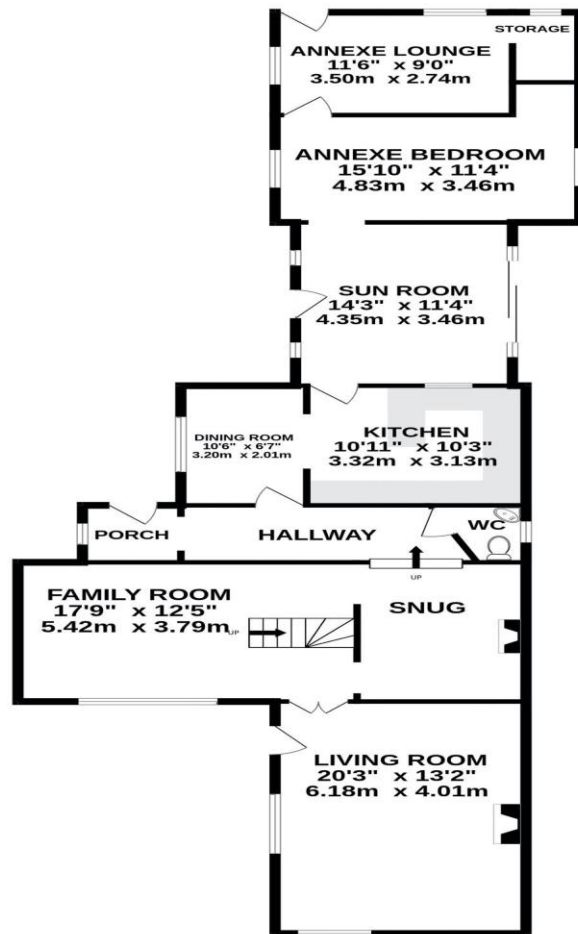


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		

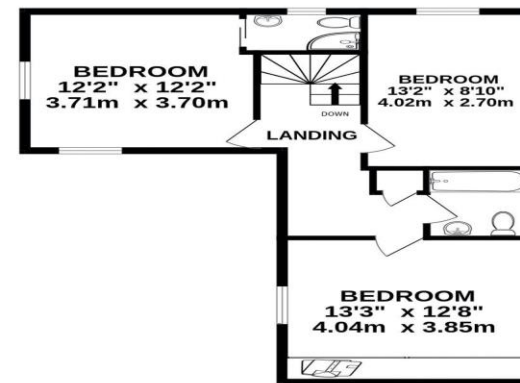
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GROUND FLOOR
1344 sq.ft. (124.8 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1935 sq.ft. (179.7 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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