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Heath House
54 Eastgate
Cowbridge,
The Vale Of Glamorgan,
CF71 7AB

Heath House

Asking price **£1,600,000**

An outstanding property located in the heart of Cowbridge. Heath House is a Grade II listed property, extended and fully refurbished to the very highest of standards. Offering three receptions rooms, a beautiful kitchen/dining/living room and four double bedrooms.

A unique opportunity in central location

Walking distance to all of Cowbridge's amenities and services

An extended and fully refurbished home

Spacious well-appointed accommodation throughout

Beautifully presented, sympathetic to the original period features

Three reception rooms and a beautiful bespoke kitchen/dining/living room

Four double bedrooms including a principal bedroom suite with dressing room and en-suite bathroom

South facing enclosed garden

Road parking and detached garage

Viewing highly recommended





Heath House is a truly outstanding Grade II listed property situated in the heart of Cowbridge. It has undergone significant works, being completely re-built from the inside by the current owners. Substantial investment has been made to create the spacious living and bedroom accommodation, stylishly and sympathetically presented to the original period.

The entrance HALL, with exposed oak flooring benefits from underfloor heating which extends throughout the ground floor. Stairs rise to the first floor accommodation. The property boasts three independent reception rooms. The LOUNGE, with two handmade sash windows with window seats to front, has an inglenook stone fireplace with an ornate surround and mantle and is flanked by fitted units and display shelving. The SITTING ROOM with herringbone oak flooring also has an exposed stone fireplace with ornate period surround and mantle and is flanked by fitted units and display shelving. French doors lead into the rear garden. The STUDY with sash window to front has a fitted range of bespoke office furniture and display shelving. The impressive open plan KITCHEN/ DINING/ LIVING ROOM is the hub of the house - flooded with light from French doors and windows to two aspects and three large skylights. Within the bespoke, handmade and painted kitchen is an extensive range of base, larder and island units, including glazed display cabinets. Integrated appliances include two 'Fishel and Paykel' ovens, with a five burner gas hob and extractor over. Dishwasher and fridge/freezer. 'Quooker' instant boiling water tap and insinkerator. The preparation kitchen is a generous sized UTILITY ROOM with a further fitted range of base and larder units and wall mounter

display shelving. It has a range of integrated appliances and a clothes airing cupboard. Finally the ground floor, the CLOAKROOM houses a two piece suite comprising toilet with hidden cistern, surrounded by storage units plus sink on vanity unit, with storage below.

The first floor comprises four double bedrooms. The PRINCIPAL BEDROOM suite has a DRESSING AREA with bespoke wardrobe furniture and a high quality dual aspect EN-SUITE BATHROOM with free standing bath, shower area with rainfall shower, 'His and Hers' sink units with storage below and a toilet. The room has full tiling to floor and walls. The remaining bedrooms have 15'7" high vaulted

ceilings. BEDROOM TWO and BEDROOM FOUR have sash windows to front. BEDROOM THREE overlooks the rear garden. The family SHOWER ROOM has a walk-in shower area with rainfall shower and fixed glazed screen. The sink is set on a vanity unit.

Outside to the front is an ornate gravelled forecourt bordered by wrought iron railings and privet hedgerow. To the rear is a landscaped, south facing garden boarded by stone walling. A paved patio extends from the property. Broad steps lead up to a lawned garden with a further paved patio. Within the garden are mature trees and flower/shrub borders. A gate leads out to the paved parking area where there is ample space for at least six vehicles and a detached block-built GARAGE.





Directions

From our office, walk along the high street towards Eastgate. Heath House is found on the right hand side after passing The Pavillion.

What3Words: Musically.Trappings.Universal

Tenure

Freehold

Services

Mains Water, Drainage, Electric & Gas.
Council Tax Band I
EPC Rating N/A

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EPC NOT APPLICABLE

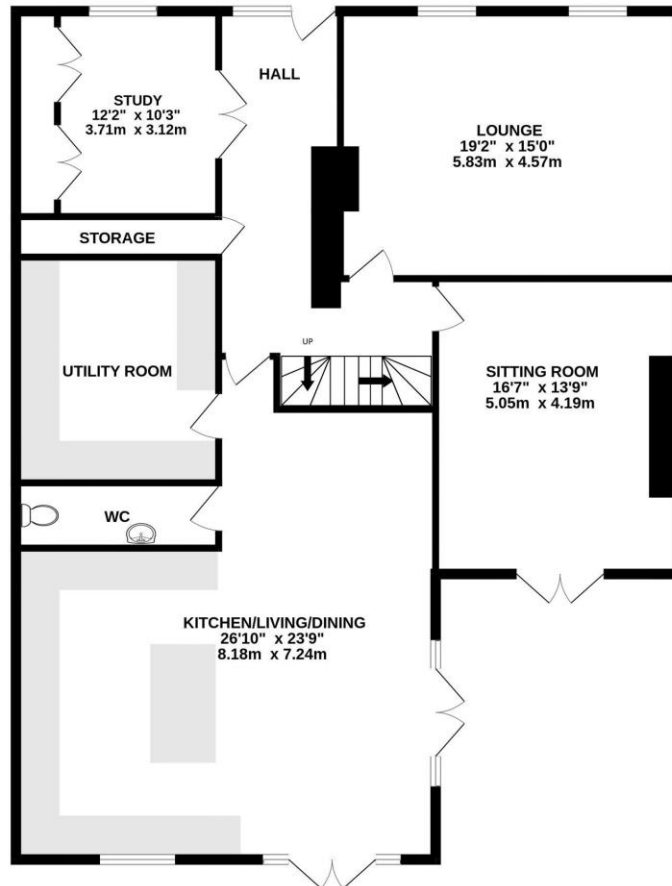
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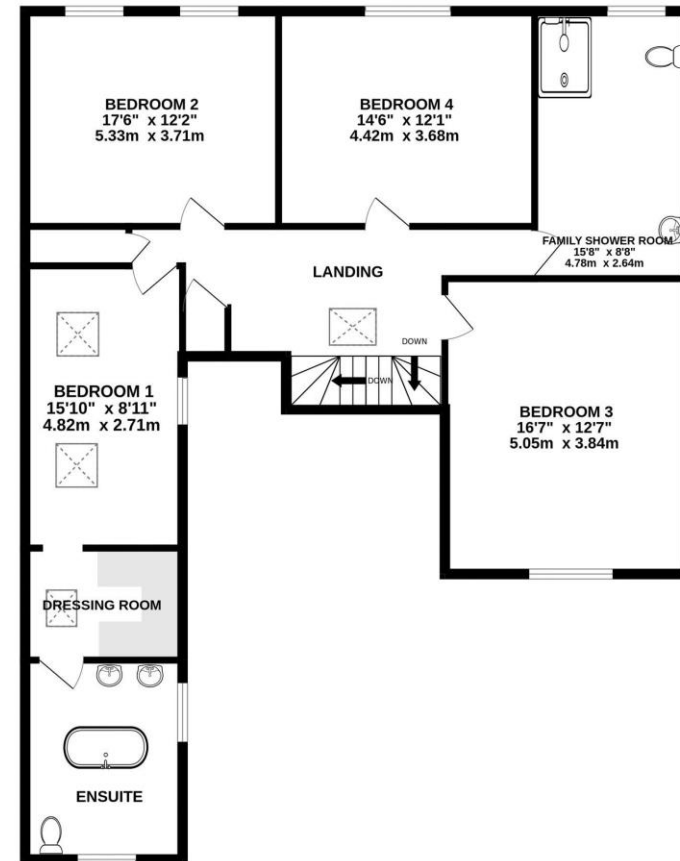
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GROUND FLOOR
1534 sq.ft. (142.5 sq.m.) approx.



1ST FLOOR
1172 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA : 2705 sq.ft. (251.3 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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