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The Orchard
Penllyn, Cowbridge, The
Vale Of Glamorgan, CF71
7RQ

The Orchard

Asking price **£975,000**

This large six double bedroom detached family home sits on a generous size garden plot of approximately 0.5 of an acre, in a highly sought after village location. It is ideal for a large or extended family or for multi-generational living.

Large detached family home in sought after village location sold with no ongoing chain.

Four reception rooms, plus open-plan kitchen/breakfast/living room, utility room and ground floor cloakroom.

Six double bedroom, two with en-suite bathrooms.

Ideal for large or extended family or multi-generational living.

Mature garden plot measuring approximately 0.5 of an acre.

Southwest facing, bordering agricultural land.

Ample off road parking plus two attached double garages.

Offered to the market for the first time in approaching 30 years.

Well-presented and maintained accommodation throughout.

Viewings highly recommended.





A glass panel composite door leads into the entrance porch which has Venetian Marble tile flooring. Doors leading into living accommodation and the inner hallway. The INNER HALLWAY has an open tread staircase rising to a first floor. The LOUNGE/ DINING ROOM with arched picture window to side, plus patio doors leading out to the rear is a general size reception room with woodburning stove, part-tiled floor with underfloor heating fitted. The room has bespoke storage and display unit fitted. Glazed double doors, lead into the LEISURE ROOM. This large, dual aspect room has been used for a multitude of purposes, including home gym. It lends itself to be utilised as part of a self-contained annex if required.

The room has vinyl wood effect flooring and electric feature fire. The light and airy plan KITCHEN/ BREAKFAST/ LIVING ROOM is flooded with light with sliding doors, windows and Velux skylights enjoying views and access into the rear garden. Within the kitchen is an extensive range of base, larder and island units. Space and plumbing for dual fuel range with fitter cooker hood over, dishwasher and American style fridge/freezer. The kitchen has slate tiled floors with the remainder having large ceramic tiling. Off the kitchen is the generously sized SITTING ROOM which has a window to front aspect. The sitting room has Karndean tiled flooring and an electric feature fire.

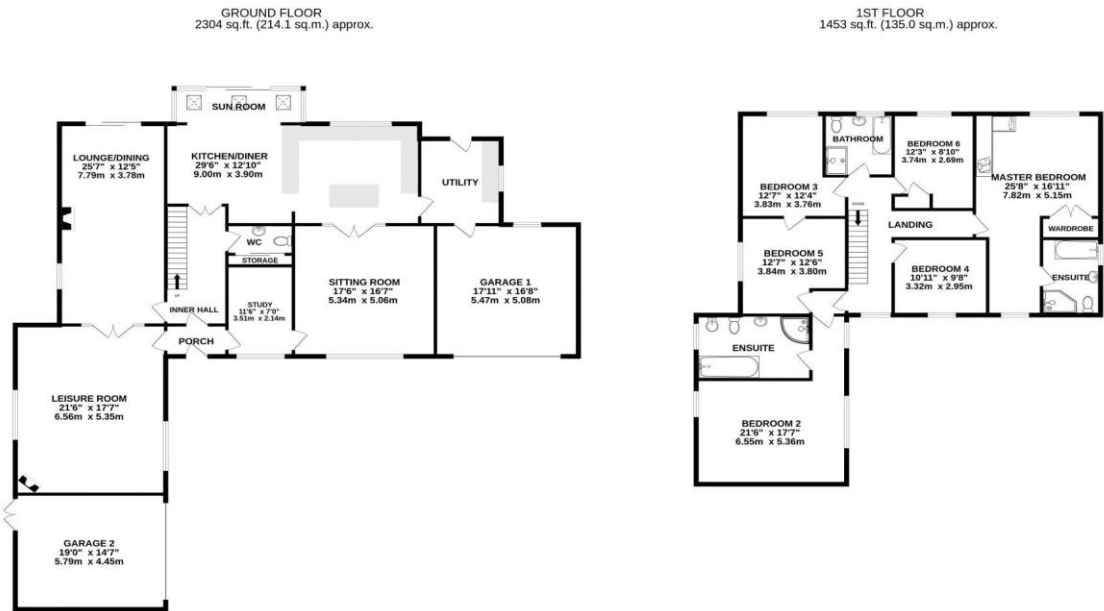
Doors from the sitting room and entrance porch lead into the STUDY which has a range of bespoke Neville Johnson office furniture with base and wall-mounted units and desktop space. The UTILITY ROOM with window to side and pedestrian door to rear, has a fitted range of base and wall-mounted units. Space and plumbing for washing machine and tumble dryer. Worcester oil fired central heating boiler. Finally, to the ground floor off the entrance hall is a CLOAKROOM, Venetian Marble tile flooring and a white two piece suite with built-in storage cupboards.

The first floor LANDING with window to front enjoying views over the forecourt garden, has a loft inspection point, plus access to the bedroom accommodation.

The large PRINCIPAL BEDROOM SUITE with windows to front and rear, has a built-in and fitted range of wardrobe furniture. The room benefits from an EN-SUITE BATHROOM with white four-piece suite including double ended panel bath and separate shower cubicle with mains power shower fitted. The room has ceramic tile flooring, plus tiling to walls to dado height. BEDROOM TWO is also dual aspect enjoying views over the gardens, village and surrounding countryside. It also benefits from a large EN-SUITE BATHROOM with a white five piece suite which includes panel bath, separate double shower cubicle with mains shower fitted, low-level WC, bidet and sink unit with storage below. The four remaining bedrooms are all comfortable doubles. BEDROOM THREE,

which enjoys views over the rear garden, has a connecting door into BEDROOM FIVE, which has a window to side and door into the inner landing. Bedroom five has been used as a dressing/sitting room to bedroom three. BEDROOM FOUR has a window to front and enjoys far reaching views over neighbouring properties. BEDROOM SIX is currently used as a home office, It has a built-in storage cupboard with fitted chest of drawers and display shelving, and enjoys views over the rear garden. The FAMILY BATHROOM has a white four-piece suite which includes; panel bath plus separate shower cubicle with electric shower fitted. The room has vinyl wood effect flooring plus full tiling to walls.

The utility room leads to an INTEGRATED DOUBLE GARAGE with remote controlled up and over door from the driveway and window to rear. It has a fitted range of storage cupboards and fitted worktop space and benefits from power and lighting. A further ATTACHED DOUBLE GARAGE has a remote controlled up and over door plus pedestrian door to rear, benefits from power and lighting and has storage space within the roof trusses. The large front drive/parking area with ample parking space for many vehicles is accessed over a shared private driveway. A private pathway and steps lead to the roadside. An open plan lawned garden has mature tree specimens and is bordered by neat hedgerows. To the rear and side is a generous sized garden plot. A large Indian sandstone laid patio extends from the rear of the property out onto an extensively lawn garden with an abundance of mature, productive fruit trees, and shrubs. The garden lies in a Westerly direction enjoying the sun throughout the afternoon and evening, and has views over the neighbouring agricultural land. In total, the garden block measures approximately 0.5 of an acre.



TOTAL FLOOR AREA : 3757 sq.ft. (349.1 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 Cowbridge travel West along the A48, Travel over the roundabout, Proceed down the hill and turn right, signposted Penllyn. Proceed into and through the village. The Orchard is the 3rd to last Property on the left-hand side. What3words: pave.energy.midfield

Tenure

Freehold

Services

Mains water, electricity, drainage. Calor gas for hob.
Council Tax Band I
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	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

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