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Tyr Ysgol
Maendy
Cowbridge
The Vale Of Glamorgan
CF71 7TG

Tyr Ysgol

Asking price **£799,000**

A beautifully presented four bedroom stone-built Victorian detached family home, rich in character and set within the highly sought-after Cowbridge school catchment. Tyr Ysgol offers spacious and flexible accommodation, a generous west-facing garden with far-reaching rural views, excellent parking and garaging, and a superb location just minutes from the vibrant market town of Cowbridge.

Detached Victorian character family home

Three generous reception rooms offering flexible family living

Kitchen/ breakfast room with garden access

Large utility/boot room and ground-floor shower room

Four well-proportioned first-floor bedrooms and family bathroom

Potential to extend or convert the loft subject to relevant planning permission

Total area approx: 2308.8 sq. feet

Private west-facing garden with far-reaching rural views

Ample off-road parking, detached garage, and EV charging point

Highly regarded Cowbridge school catchment

Convenient access to Cowbridge, Cardiff and the M4





A Characterful Family Home Where Countryside Calm Meets Cowbridge Convenience

Set amid rolling Vale of Glamorgan countryside yet moments from the heart of Cowbridge, **Tyr Ysgol** is a beautifully presented, stone-built Victorian detached family home that perfectly blends period charm with an exceptional lifestyle offering.

Rich in character and warmth, the property provides generous and flexible accommodation ideally suited to modern family living. Three inviting reception rooms on the ground floor create

a wonderful sense of space and flow, from the impressive principal **living room** with its wood-burning stove and dual-aspect windows, to a formal **dining room** and a cosy **sitting room** that frames far-reaching rural views. At the heart of the home, the welcoming **kitchen/breakfast room** opens directly onto the garden, making it an ideal hub for everyday life and entertaining, while a large **utility/boot room** and stylish ground-floor **shower room** add valuable practicality.

Upstairs, **four well-proportioned bedrooms** continue the home's sense of heritage and individuality, many showcasing original beams, vaulted ceilings and feature

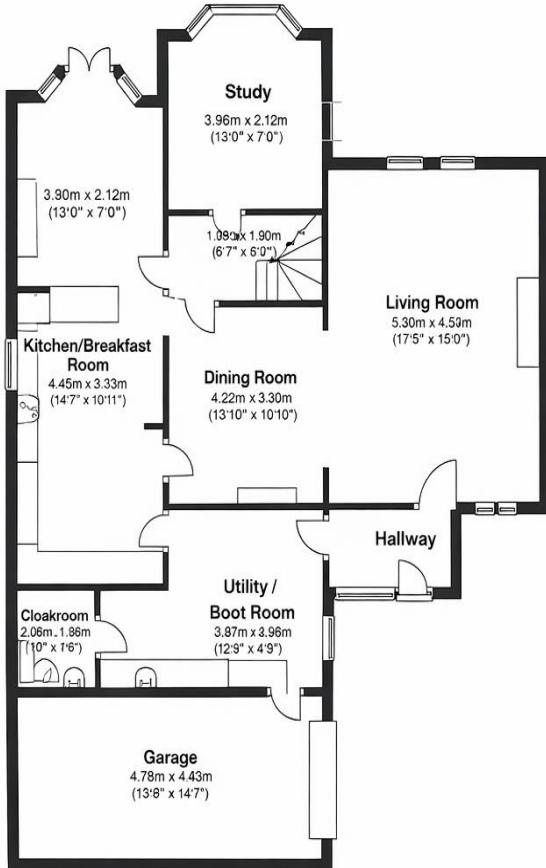
fireplaces. The **principal bedroom** is particularly impressive, offering extensive built-in storage, while the **family bathroom** combines classic elegance with modern comfort, featuring a roll-top bath and separate walk-in shower.

Outside, the lifestyle appeal truly comes into its own. A brick-paved driveway provides ample off-road parking and leads to a large **garage**. A raised patio captures the afternoon and evening sun, perfect for al fresco dining, with a shaped lawn, mature planting and uninterrupted countryside views creating a wonderful sense of escape.

Ideally positioned within the highly regarded Cowbridge school catchment and just minutes from the town's independent shops, cafés and restaurants, Tyr Ysgol also offers excellent connectivity to Cardiff, the M4 and beyond. With the added benefit of an electric vehicle charging point, this is a rare opportunity to enjoy character, space and a sought-after semi-rural lifestyle in one of the Vale of Glamorgan's most desirable locations.

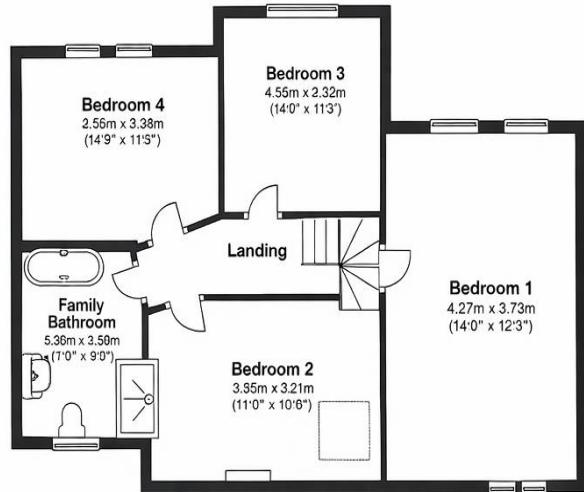
Ground Floor

Approx. 137.2 sq. metres (1477.1 sq. feet)



First Floor

Approx. 77.3 sq. metres (832.8 sq. feet)



Total area: approx. 214.5 sq. metres (2308.8 sq. feet)





Directions

From our Cowbridge office, travel in an easterly direction up the High Street. Turn left at the traffic lights, go through Aberthine and on to Maendy, turning right and immediately right again, where Tyr Ysgol will be on your right.

Tenure

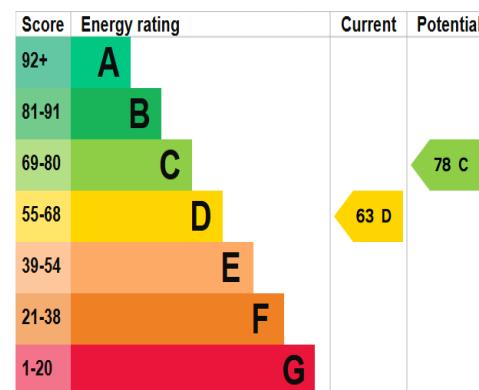
Freehold

Services

Water, Electric, Gas, Drainage.

Council Tax Band G

EPC Rating D



Viewing strictly by appointment through Herbert R Thomas

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