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The Smithy

Pendoylan,
Cowbridge,
The Vale Of Glamorgan,
CF71 7UJ

The Smithy

Asking price £875,000

Charming four double bedroom, detached character home, occupying a large mature garden plot of approximately 0.42 acres with excellent parking, an excellent set of timber framed buildings and enjoying exceptional panoramic views over rolling vale of Glamorgan countryside.

Delightful stone build detached character house in a beautiful rural setting.

Entrance porch central dining room, living room with wood burning fire, recently fitted kitchen, boot room and utility room.

4 double bedrooms, ensuite bathroom and separate shower room.

Large mature garden plot and woodland extending to 0.42 acres Parking adjacent to the house, with further driveway and additional parking and substantial timber framed out buildings.

Outstanding position with excellent driving access to the M4, surrounded by open countryside and enjoying spectacular views.





Charming four double bedroom, detached character home, occupying a large mature garden plot of approximately 0.42 acres with exclusive parking, an excellent set of timber framed buildings and enjoying exceptional panoramic views over rolling vale of Glamorgan countryside.

Panelled entrance door to **PORCHWAY**, double-glazed windows, part-glazed internal door to a large central **DINING ROOM**, exposed stonework to one wall, solid oak floor and double-glazed window to front elevation with panoramic view. Oak-braced cottage door to **LIVING ROOM**, substantial room with double-glazed windows to front and rear elevations, recessed 'Chesney' wood-burning fire on a raised flagstone hearth with timber surround and mantle. **KITCHEN** recently fitted, shaker style with extensive range of base and wall cupboards, oak block worktops and inset porcelain 1 ½ bowl sink and drainer, integrated twin ovens and microwave, ceramic hob and extractor, built-in dishwasher and fridge, oak floor and double-glazed window to front garden. Connecting door from dining room to a large **BOOT-ROOM**, with fitted shaker-style cupboards and white porcelain Belfast-style sink, ample room for coats, shoes and general storage. Matching free-standing cupboard and dresser to remain, if required. Double-glazed window and door to garden. Access from living room to a large **UTILITY ROOM** (which could be converted into a study or additional reception room). Door and window to front parking area, fitted cupboards, space and plumbing for washing machine, tumble dryer and fridge freezer. Wall-mounted LPG gas central heating and boiler. **LANDING** loft hatch and double-glazed window overlooking fields to rear. **PRINCIPAL BEDROOM** with mirror-doored wardrobes, double-glazed window with magnificent views **ENSUITE BATHROOM**, modern white suite including panelled bath, pedestal hand basin, low-level w/c and bidet, half-tiled to walls, window to side.

Double **BEDROOMS TWO AND THREE**, both with spectacular views. **BEDROOM FOUR** again a double room with double-glazed windows to rear and side. Independent **SHOWER ROOM**, white suite including pedestal basin, low-level w/c and large walk-in shower with fixed shower screen and main shower attachment, chrome heated towel rail and built-in shelved cupboard. Double-glazed window with rural views. Linen cupboard with shelving and radiator.

Gravelled **ROADSIDE PARKING** with a pretty, wrought iron gate and pathway to front door, lawned front garden that extends to the side of the property with mature trees and shrubbery, **KITCHEN GARDEN** features a greenhouse, raised beds, apple trees, pear tree, rhubarb bed, blackcurrant bushes and raspberry canes. Beyond the formal garden is a wooded area with a separate gated entrance off the public highway, and driveway leading to a **PARKING AREA** with a SET OF BUILDINGS including a very substantial recently constructed timber-framed garage. Adjacent timber-framed storage shed. The shape of the plot might allow for some form of ancillary annexed or leisure accommodation in this area (subject to planning consent).





Directions

Travel from our Cowbridge office in an easterly direction up the High Street through the traffic lights and onto the A48 in the direction of Cardiff. Travel for approximately 1 mile turning left for Welsh St Donats. On reaching a slight left hand bend in the road where it splits 3 ways, take the middle exit, effectively driving straight on. On reaching the crossroads turn right towards Welsh St Donats. Follow this road until you reach a crossroads, and turn left towards Tredodridge where the property lies immediately on your left hand side.

What3Words: decoded.dwell.impulsive

Tenure

Freehold

Services

Mains electricity and water, LPG heating, Cesspit drainage
Council Tax Band
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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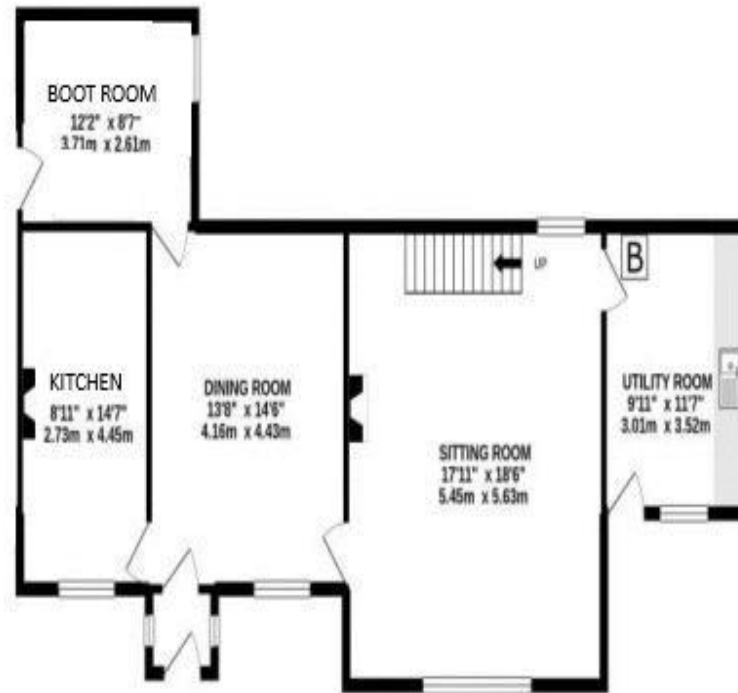
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hrt Est. 1926 **RICS**

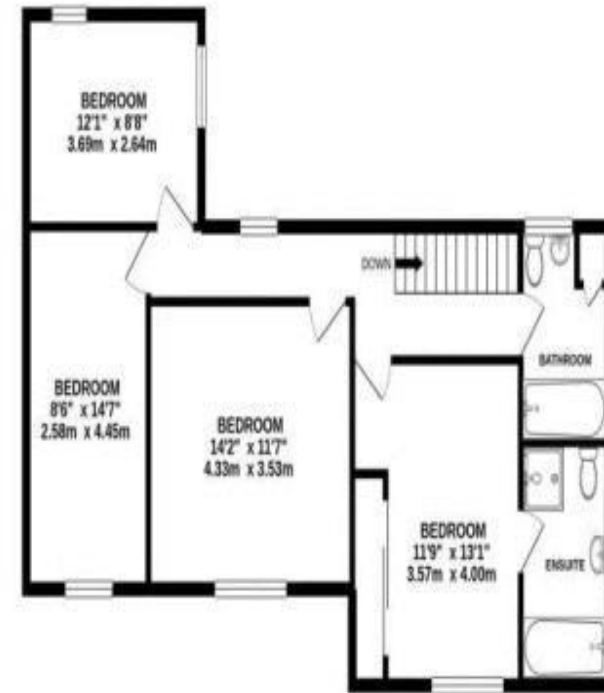
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GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.3 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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