



The Cottage,
Bridgend, CF31 4NG

Watts
& Morgan



The Cottage,

Court Colman, Bridgend CF31 4NG

**Offers in Excess of
£699,950 Freehold**

5 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A renovated period cottage located in a rural location with views over the surrounding countryside. This 4/5 bedroom property has been extensively extended boasting 4 spacious reception rooms and has been sympathetically renovated to an extremely high standard whilst maintaining its original charm and character. Situated in a secluded rural location this unique and substantial cottage. Situated near the popular village of Pen-y-Fai with local village amenities and offering great access to Bridgend town centre and M4 junction 36.

Accommodation comprises; Open plan kitchen/ dining room, utility, two reception rooms, play room (or further reception room), WC, study (or potential ground floor bedroom).

First floor principal bedroom and a 4-piece luxurious bathroom, three further double bedrooms and a second bathroom.

Externally offering 1/4 of an acre of well-maintained grounds with a spacious lawned section and large flagstone patio area, private gated driveway, detached triple garage, outdoor store and bespoke wine cellar. Being sold with no onward chain.

Directions

* Bridgend - 2.9 Miles * Cardiff - 25.7 Miles * J36 of the M4 - 2.5 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance into the property is via a hardwood stable style door leading into the open plan kitchen/dining room. A beautiful light room perfect for entertaining with exposed beamed ceilings, recessed spotlighting, windows to the front overlooking the garden. There is travertine tiled stone flooring. The kitchen has been fitted with a bespoke range of shaker wall and base units with quartz work surfaces over, there is a central island with continuation of the quartz work surfaces with a breakfast bar area with space for high stools with an integrated heated fan system in the island. Built-in appliances to remain include pantry cupboard, integrated dishwasher and a ceramic wash-hand basin. There is plumbing for an American style freestanding fridge freezer and there is space for a freestanding Aga oven. A step leads down to a wonderful dining / sitting area with oak flooring, uPVC patio doors opening to the garden and a wood burning stove set on flagstone tiles. There is a feature exposed stone wall with an oak door leading into the sitting room. The sitting room offers flagstone flooring and a wood burner set on a stone hearth with an open brick chimney and a further set of patio doors opening out onto the garden.

The hallway has a partly glazed hardwood door leading out to the front of the property and a staircase leading to the first floor. There is engineered oak flooring and access into the WC and study. The study is a versatile reception room or potential ground floor 5th bedroom with oak flooring and windows overlooking the side. The downstairs WC has been fitted with a 2-piece suite comprising of a WC and a wash-hand basin with oak flooring and panelled walls. The utility room / laundry room has multiple built in storage cupboards and plumbing for multiple appliances, with tasteful wall panelling and vaulted ceilings. The fourth reception room currently set as a playroom benefit from carpeted flooring and windows to the rear. The main living room has a vaulted ceiling with exposed oak beams, wall lights and a central light with windows to both the front and rear. There is a feature media wall with recessed for a television and carpeted flooring. There is a hardwood door leading out to the side of the property.

FIRST FLOOR

The first floor landing has carpeted flooring and all oak doors lead off. There is a built-in storage cupboard housing the hot water tank.

Bedroom one is a spacious main bedroom with vaulted ceiling, spotlighting and carpeted flooring. Bedroom one has windows to both front and side aspects. The bathroom has been fitted with a 4-piece suite comprising of a freestanding double ended bath tub with wonderful countryside views, double walk-in shower enclosure, WC and a wash-hand basin set within a unit with marble work surfaces. The bathroom benefits from porcelain tiled flooring, porcelain tiled walls and window to the front.

Bedroom two is spacious bedroom with a central feature cast iron fireplace with surround, carpeted flooring, spotlighting and a window to the rear. The third and fourth bedrooms are both great sized double bedrooms with carpeted flooring, spotlighting and windows to the front. The second bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with fully tiled walls and flooring and window to the side.

GARDENS AND GROUNDS

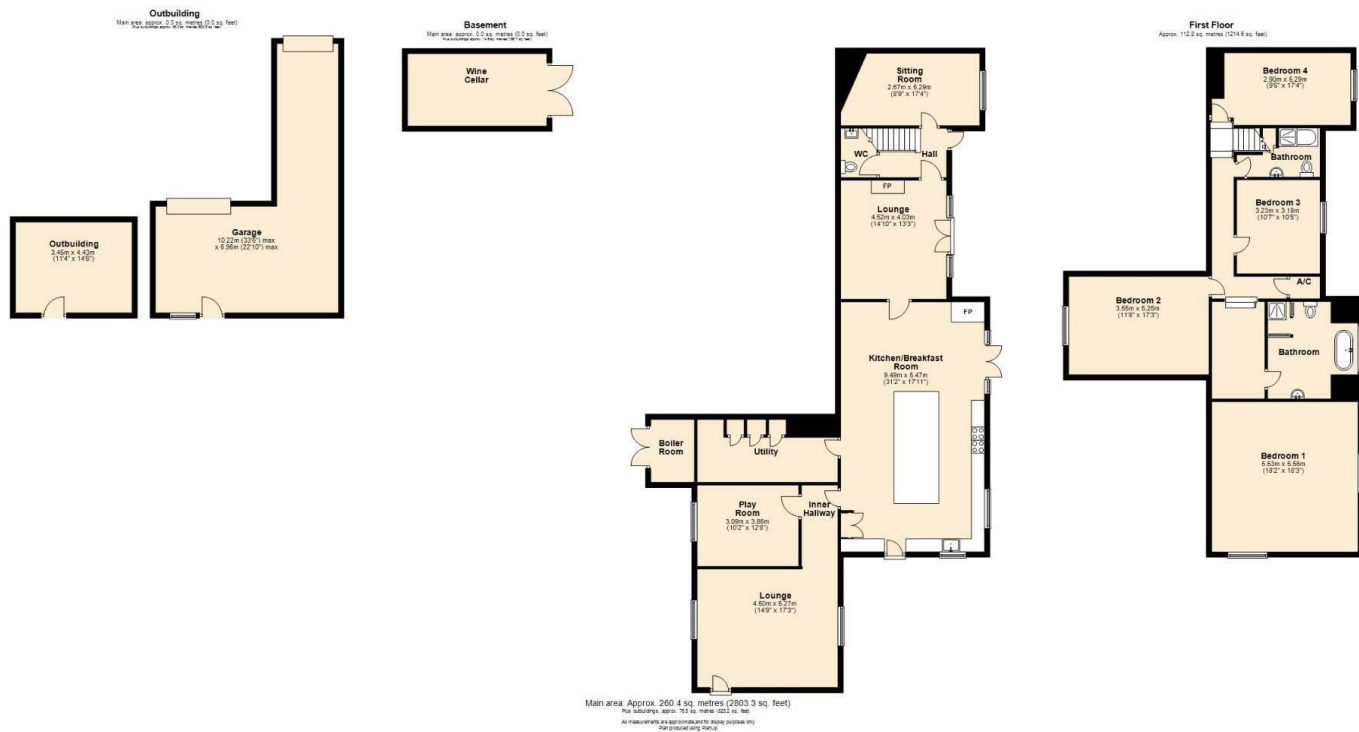
The Cottage sits on a ¼ of an acre of well maintained grounds. Double wooden gates open out into a private driveway with off-road parking for numerous vehicles. There is a stone built detached triple garage with two garage doors and power supply with conversion potential and there is a further detached stone built outdoor store with potential to develop. The property benefits from a wonderful lawned garden enclosed via stone boundaries with a spacious flagstone patio area perfect for outdoor furniture. Steps lead down off the garden to the original coal shed which has been converted into an impressive wine cellar. There is a further outdoor store to the side of the property housing the oil tank.

SERVICES AND TENURE

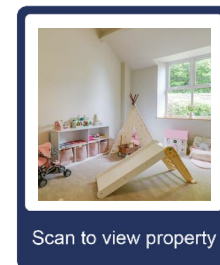
The property is freehold. There is a Flying Freehold on part of the property over the adjoining building.

Cesspit drainage .Oil Central Heating. EPC Rating "E". Council Tax band "G"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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