





Orchard Lodge Orchard Close

Boverton, Llantwit Major

Rarely available in this location, this detached, stone built circa 1699 period home offers character features in abundance. With exposed stone work, wooden beams, leaded windows, stripped beam floors and a flagstone floor in the hall, this property is sure to entice the discerning purchaser with an eye for timeless details. The ground floor is comprised of an entrance hallway, lounge, dining room, kitchen, garden room and utility room with WC. The first floor offers three bedrooms and a bathroom. Externally there are two driveway parking spaces, side garden with mature shrubs and trees. Additionally, there is a versatile studio/office/games room accessed via the garden. Early viewing is highly recommended. The property enjoys solar panels and two cesspits.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Stone built circa 1699 period home recorded as a county treasure
- Character features including flagstone floors, wooden beams and exposed stone work
- Home office / studio
- Three bedrooms / three reception rooms
- Two driveway parking spaces
- EPC C70





Entrance Hall

Wooden door with leaded glass pane to front. Two leaded windows to either side. Flagstone flooring. Exposed stone. Under stairs cupboard. Doors to lounge and kitchen. Stairs to first floor.

Living Room

17' 11" x 11' 6" (5.46m x 3.51m)

Leaded windows to front and rear. Leaded french doors to front. Stone fireplace and hearth with woodburning stove and wooden beam. Walls featuring exposed stonework. Carpet flooring. Door to entrance hall.

Garden Room

13' 4" x 12' 8" (4.06m x 3.86m)

Extended in 2010/11. Leaded window to rear. Leaded french doors to side garden. Arrow slit window into dining room. Tile effect laminate flooring. Door to inner hall.

Kitchen

9' 4" x 9' 3" (2.84m x 2.82m)

Leaded obscured window to rear, two porthole windows to rear. Fitted with a range of wall and base units with wooden worktop and Belfast sink. Freestanding range style cooker to remain. Freestanding fridge freezer to remain. Integrated dishwasher. Ceramic tile flooring. Tiled splashbacks. Plumbed for washing machine. Opening to dining room.

Dining Room

17' 1" x 8' 11" (5.21m x 2.72m)

Leaded window to front. Leaded arrow slit window to rear and garden room. Wood effect flooring. Wood burning stove set atop a stone hearth. Opening to kitchen, door to garden room.

Inner hall

Wooden door with leaded pane to front. Tile effect laminate flooring. Large storage cupboard. Door to Utility room / WC. Door to Garden room,

Utility Room / WC

Double glazed leaded windows to front and side. Range of base units with sink and mixer tap. Plumbed for washing machine. Freestanding fridge freezer.





Landing

Leaded window to front. Split level landing with stripped floorboards and exposed stone. Doors to Bedrooms and Bathroom.

Master Bedroom

17' 1" x 9' 9" (5.21m x 2.97m)

Leaded windows to front and side. Stripped floorboards and exposed beams. Door to landing.

Bedroom Two

12' 4" x 10' 10" (3.76m x 3.30m)

Leaded window to rear. Stripped floorboards and exposed beams. Door to landing.

Bedroom Three

12' 6" x 6' 2" (3.81m x 1.88m)

Leaded window to front. Stripped floorboards and exposed beams. Door to landing.

Bathroom

Leaded window to rear. Suite comprised of Low level WC, pedestal wash-hand basin and shower enclosure with electric shower. Tiled walls. Stripped floorboards. This room previously contained a bath which could be reinstated. Door to landing.

Studio/Office/Games Room

18' 11" x 7' 4" (5.77m x 2.24m)

Accessed via the garden, this versatile space could offer multiple uses. Centrally heated with light and power. Combi boiler. Door to garden.





Garden

Positioned at the side of the property. Previously a pretty cottage garden with mature shrubs and trees, flagstone paved patio, gravel seating area and lawn. The garden has been cleared ready for a purchaser to put their own stamp on it. The photograph used is an old photograph to show the potential. Two cesspits - not connected to mains sewerage. Access to front of the property.

Front Garden

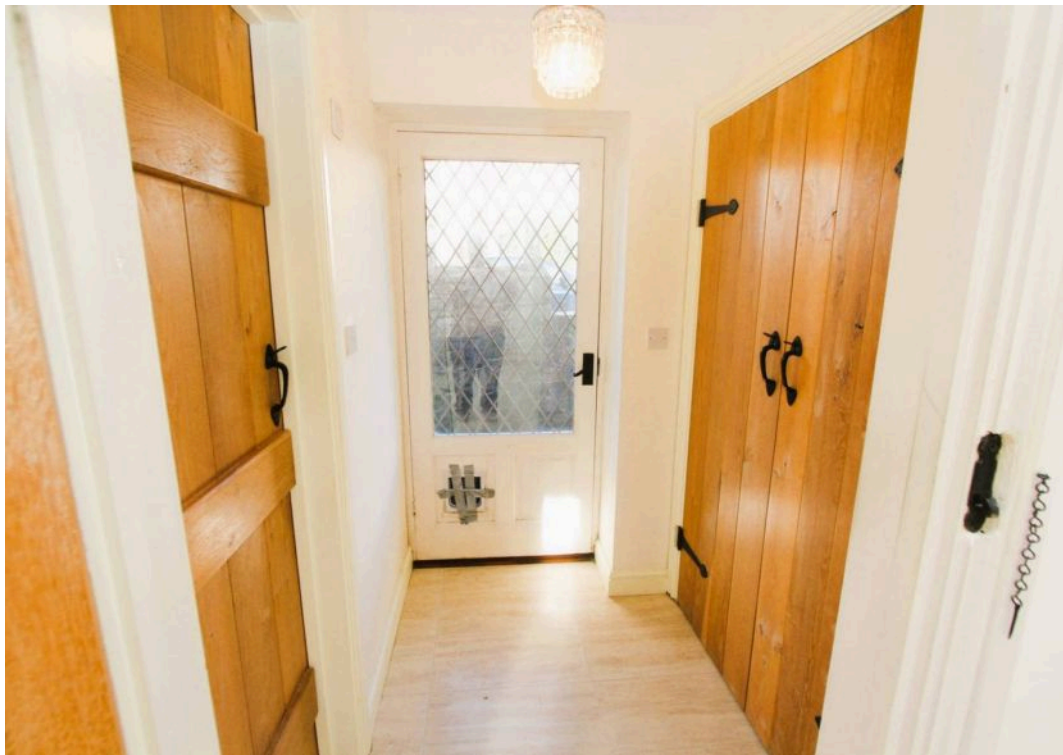
Path to front door. Flagstone paved patio area. Access to side garden, Door to Studio/Office/Games Room. Paved driveway for one car with further gravel parking area.

DRIVEWAY

2 Parking Spaces

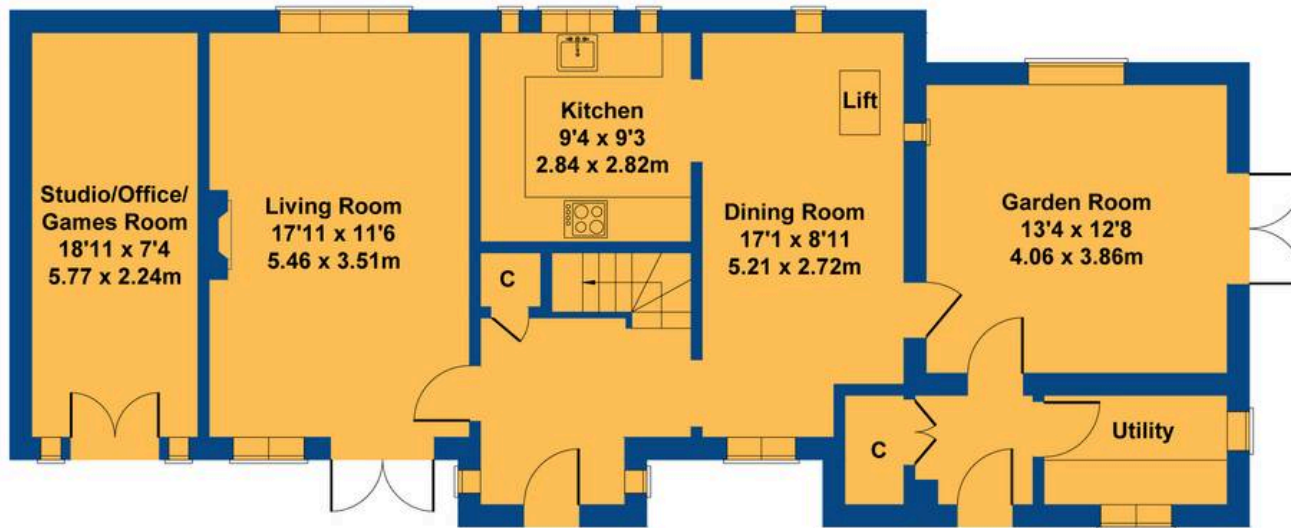
Paved driveway with further gravelled parking area.



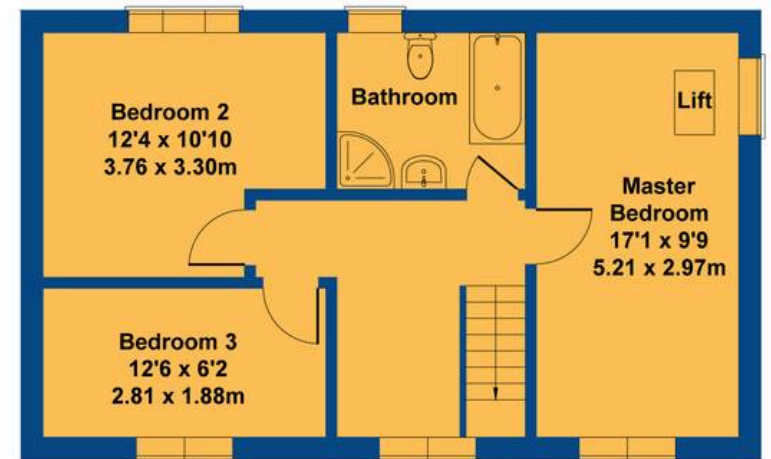


Orchard Lodge, Orchard Court

Approximate Gross Internal Area
1539 sq ft - 143 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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