



**Heybrook, Nash,
Cowbridge, CF71 7NS**

**Watts
& Morgan**



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Guide Price **£1,075,000** Freehold

5 Bedrooms : 4 Bathrooms : 3 Reception Rooms

A substantial 5/6 bedroom family home nestled in a rural location, conveniently close to Cowbridge. With lawned gardens of approx. one acre, backing onto farmland with superb countryside views. Accommodation comprising; entrance hallway, lounge with log burner, open-plan kitchen/dining/family room, utility room with WC and sitting room. Also, a ground floor double bedroom with a 3-piece bathroom. First floor landing, impressive principal bedroom with en-suite bathroom, second en-suite bedroom, two further double bedrooms, a single bedroom/dressing room and a 3-piece family bathroom. Externally enjoying generous wrap-around grounds with vegetable patch, fruit trees and patio areas. Ample driveway parking and single garage. Viewing highly recommended to appreciate the superb position and surroundings. EPC Rating; E.

Directions

From the Town of Cowbridge take the road left at the western end of the High Street / Westgate, towards Llantwit Major. Proceed along this road for about 2 miles and at the Nash crossroads, turn into the grounds of Nash Manor, through the pillared entrance with intricate wrought iron gates. Travel along the tree-lined drive, bearing left before the entrance to the Manor House itself, to find Heybrook second on the left.

- Cowbridge 2.6 miles
- Cardiff City Centre 18.8 miles
- M4 (J35) 6.3 miles

Your local office: **Cowbridge**

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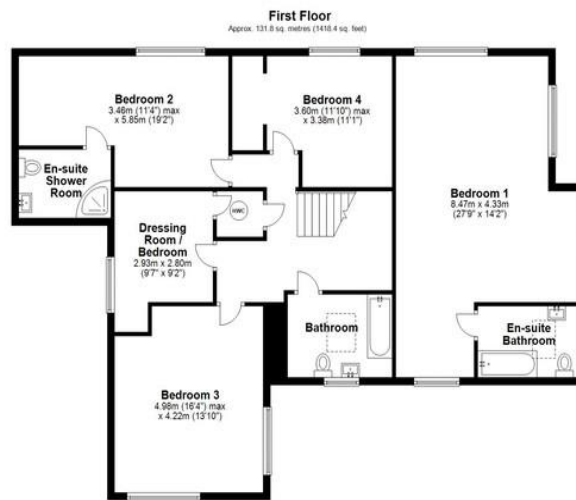
Summary of Accommodation

ABOUT THE PROPERTY

- * A detached family home with over 3200 sq ft of flexible, adaptable accommodation located close to the market town of Cowbridge, enjoying fine views over farmland.
- * A broad composite door opens into the welcoming entrance hallway with oak doors leading off and a carpeted staircase leads to the first floor. The hallway benefits from a walk-in cloaks cupboard, a boiler room with hanging facilities for laundry and Indian slate tiled flooring is fitted to the majority of the ground floor accommodation.
- * The principal lounge enjoys fine views over the rear garden and countryside beyond with a full height floor to ceiling window. Two additional windows wrap around this room making it a light filled reception space with the focal point being the freestanding log burner set on a raised slate hearth with woodstore beneath.
- * The open-plan kitchen/dining/family room also benefits from the spectacular views to the rear over the garden and further beyond over the Vale countryside. The kitchen has been fitted with a range of oak shaker-style wall and base units with complementary laminate work surfaces, a central island with butchers-block surface and pantry cupboards. Space is provided for freestanding appliances. To the dining/family area is a freestanding log burner set on a raised slate hearth with woodstore beneath. There is also a large walk-in understairs storage cupboard.
- * A little further down the hallway is a home office with a floor to ceiling window enjoying a side view of the garden, plus a ground floor double bedroom offering a range of fitted wardrobes with adjacent 3-piece bathroom.
- * Just off from the kitchen, a rear hallway provides access out to the rear and side gardens and to the front driveway, and leads into a utility/boot room with plumbing for appliances. To this part of the property is an adaptable reception room, which offers versatility as another ground floor bedroom, with beautiful views to the rear with adjacent WC (providing scope, if required, as a self-contained annexe).
- * To the first floor is a light filled landing with two large Velux windows, an airing cupboard housing the hot water tank and a 3-piece family bathroom.
- * The impressive principle bedroom offers the most wonderful elevated views to the rear over the gardens with far-reaching views over The Vale countryside. This substantial double room presents a range of freestanding wardrobes to remain and has its own 3-piece en-suite bathroom.
- * A second double bedroom also has the wonderful farmland views to the rear and offers a range of triple freestanding wardrobes to remain and has its own 3-piece en-suite shower room.
- * Two further double bedrooms are offered to this floor, both with wardrobes to remain, and a single bedroom/dressing room with wood strip flooring.

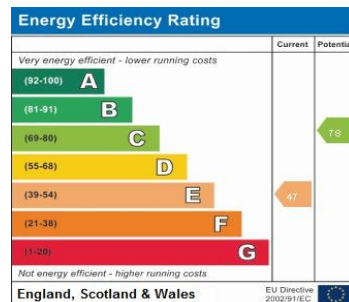
ADDITIONAL INFORMATION

Oil fired central heating. Cesspit drainage. Mains electricity and water. Council Tax Band G.



Total area: approx. 300.4 sq. metres (3233.4 sq. feet)

Plans produced by Watts & Morgan LLP.
Plan produced using PlanItUp.



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.

GARDENS AND GROUNDS

* Heybrook is neatly nestled within Nash Manor's original gardens and from its lane frontage, has its own private driveway providing ample parking for several vehicles plus a single garage with a manual door and power supply.

* Set to the centre of a garden plot of approx. 0.8 of an acre, Heybrook has sizeable gardens to the front and rear. The garden space fronting the property is sheltered by tall, mature hedging, and is laid to lawn. From here the garden wraps around to the side of the property with an established vegetable garden plus lean-to greenhouse and tool store to remain.

* To the rear of the property is a fantastic landscaped lawned garden offering a patio area which benefits from a southerly aspect. Enclosed via mature colourful shrubs, enjoying an array of fruit trees, sycamore tree and wild flower garden. To the bottom of the garden is an additional patio area which benefits from the late afternoon through to evening sun, with power supply (original pond area) and backs onto farmland with further views beyond across Vale countryside. Also a garden store shed to remain.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





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