



West House,
Cowbridge, Vale Of Glamorgan, CF71 7DP

Watts
& Morgan



WEST HOUSE

West House,

St. Hilary, Cowbridge, Vale Of Glamorgan,
CF71 7DP

£775,000 Freehold

3 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A characterful, detached stone built home which has been sympathetically renovated, nestled in the heart of St Hilary village. The property retains many original features throughout and offers two impressive reception rooms, one with a large inglenook fireplace and both with log burners. Traditionally styled kitchen which retains a recessed feature fireplace, bread oven and Aga. Stable door leads off to a sheltered side garden while the rear hallway, in turn, has a glazed door leading to the rear garden and a further door to the utility room with cloakroom beyond. Three double bedrooms, two ensuites and a contemporary family bathroom. Enjoying a westerly aspect overlooking the gravel driveway with single integral garage; and rear lawned/paved garden with summer house. No ongoing chain.

EPC Rating; 'E'.

Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * A porch opens through into the two generous reception rooms, both with wood burning stoves, offering a wealth of traditional features to include extra height skirting boards, column radiators, broad doors and sash windows. The larger of the two reception rooms presents an inglenook fireplace with original wood beam and exposed stone wall. An exposed staircase leads to the first floor.
- * A rear hallway leads out onto the rear garden and an exposed stone arch opens into the traditionally styled kitchen which has been fitted with a range of bespoke oak base units and drawers with wooden work surfaces. A feature to this traditional kitchen is the freestanding 'Stoves' aga cooker fitted into the stone fireplace offering a 5-ring induction hob, triple oven and grill. Adjacent to the cooker is an original bread oven with cast iron door. A stable door leads out to the sheltered side access.
- * The rear hallway also leads into the utility/boot room, cloakroom /WC and into the single garage.
- * To the first floor, the landing offers a broad sash window overlooking the front garden and across to St. Hilary Church.
- * The largest bedroom offers two deep silled windows and steps lead down into a 4-piece en-suite bathroom.
- * Further along the landing are two other double bedrooms, one en-suite, and the other with exposed ceiling beams, plus a 3-piece family bathroom.

Gardens and Grounds

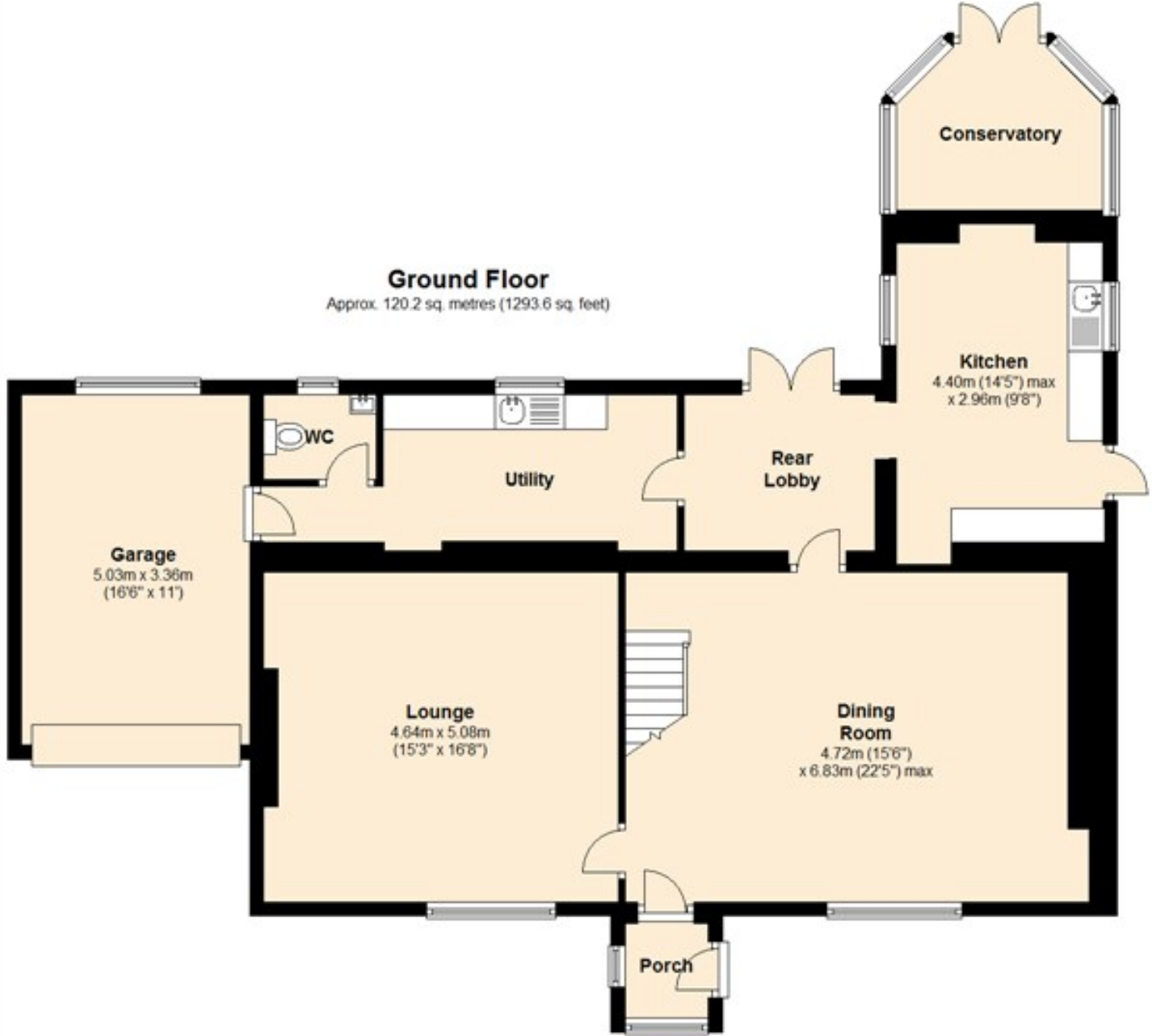
West House is nestled in the heart of the small and reputable village of St. Hilary.

- * A 5-bar gated entrance leads onto a west-facing gravel driveway providing off-road parking for several vehicles with manual up and over door to single integral garage.
- * Side access is provided to the rear of the property with sheltered storage space; ideal for recycling.
- * The L-shaped garden is set to two levels with raised lawned area and hedgerow border, plus original flagstone patio area. Fully enclosed with stone wall backing onto The Manor House Nursing Home. The garden has a useful uPVC conservatory (accessed from garden only) which houses the oil boiler and provides garden storage.



Additional Information

Mains services connected. Oil-fired central heating. Cesspit drainage (TBC). Council Tax Band H.



Total area: approx. 211.2 sq. metres (2273.8 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | | |
| (39-54) | E | 39 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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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