



The Coach House , Peterston-Super-Ely
Vale Of Glamorgan, CF5 6LH

Watts
& Morgan



The Coach House

Peterston-Super-Ely

Vale Of Glamorgan, CF5 6LH

Guide Price £925,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An exceptional, detached property nestled in a private position in Peterston-Super-Ely offering a wonderful outlook over fields. Dating back to the late 1800s, an original Coach House to The Old Rectory which has been completely renovated by the present owners. Accommodation comprises; entrance hallway, cloakroom/WC, sitting room with log burner, open-plan family/dining/kitchen with log burner, utility/boot room and a ground floor double bedroom. To the first floor are four double bedrooms, two with balconies; a luxurious shower room and a 3-piece bathroom. Externally enjoying beautifully landscaped south-west facing gardens totaling 1/3 of an acre; ample driveway parking and a detached double garage with workshop and separate home office. Viewing highly recommended to appreciate this quality family home, within an enviable position in a reputable Vale village.

EPC Rating; 'TBC'.

Directions

Cowbridge Town Centre – 7.0 miles

Cardiff City Centre – 9.3 miles

M4 Motorway – 7.9 miles

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Summary of Accommodation

ABOUT THE PROPERTY

A sweeping shingle driveway leads to the main entrance to the rear of the property, with a hardwood glazed door opening into the property hallway.

The welcoming hallway has been fitted with slate flooring and provides access into a 2-piece cloakroom/WC. A carpeted staircase leads to the first floor landing with a large understairs storage cupboard and all pitch pine doors lead off to the living accommodation.

The sitting room is a generous size reception room offering a focal feature to the room being the central freestanding "Clearview" wood burning stove set on a stone hearth with floating oak mantel. This delightful evening room has exposed floorboards with internal pitch pine bi-folding glazed doors offering an outlook over the fields to the front and leads into an enclosed light-filled verandah.

The verandah has continuation of slate flooring and wraps around the front of the property with full length oak double glazed windows and skylights enjoying the most wonderful outlook over fields and further countryside beyond. This light and airy room opens through into the heart of the home being the main open-plan living/dining/kitchen. This room has been remodelled to create a superb entertaining/family room with a central 'Clearview' multi-fuel stove set on a stone hearth with oak mantel. Offering the most stunning views to the front aspect over-looking fields and tennis courts beyond, with oak double doors leading out onto the front driveway. This room opens seamlessly into the kitchen which has been fitted with a range of quality oak shaker wall and base units with display cabinets, butchers block surfaces and a freestanding Rangemaster cooker with induction hob to remain. Further featuring a Belfast sink unit with oak double-glazed window over-looking the gardens.

Off from the hallway lies a useful utility/boot room offering plumbing for appliances, additional units, slate floor tiles and a full width storage cupboard ideal for cloaks. Access is provided out to a courtyard area ideal for recycling/storage bins.

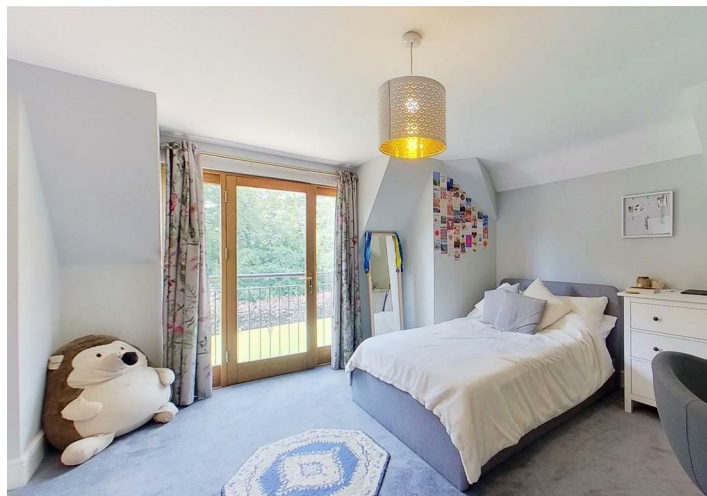
Additionally to the ground floor is a study or double bedroom, if required, enjoying a beautiful outlook over the front fields.

The first floor landing presents a loft hatch which gives access via a pull-down ladder to a boarded loft room.

The principal bedroom is a fantastic double size room filled with plenty of natural light with an oak glazed door leading on to a south-facing balcony with seating area, which also benefits from the views across the fields and further farmland. This bedroom has the benefit of a walk-in closet.

A second, guest, double room also has the benefit of a 'Juliette' balcony with an outlook over the gardens and a fitted double wardrobe.

Two further double bedrooms are presented to this first floor, with each bedroom having shared use of the contemporary 3-piece shower room along with a separate fully tiled 3-piece family bathroom.



GARDENS AND GROUNDS

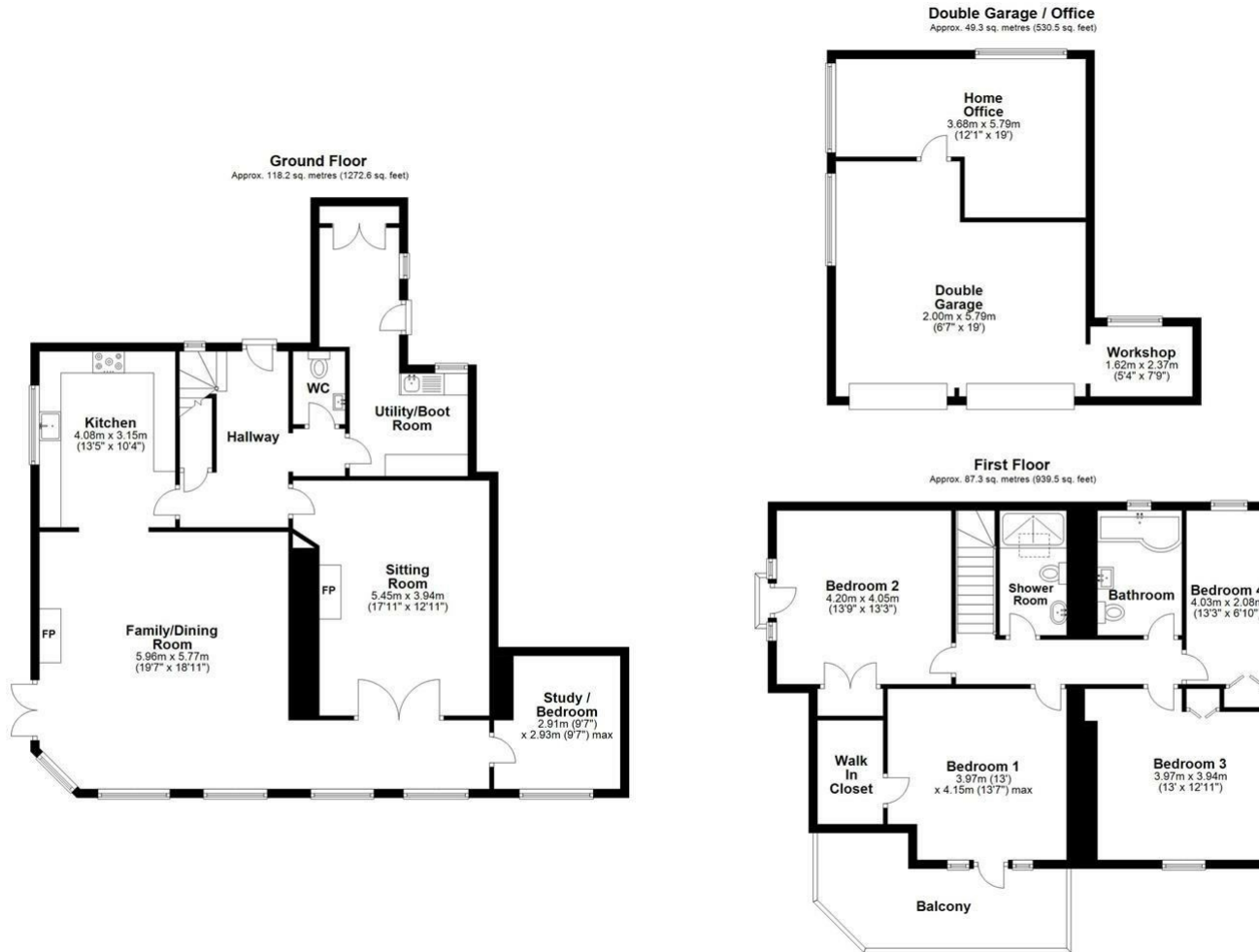
The Coach House is set within approximately a third of an acre of beautiful landscaped gardens in a quiet, prime position in Peterston-Super-Ely village. Accessed from a shared shingle driveway leading to a private, gated entrance for The Coach House which sweeps into the parking area for several vehicles. The private driveway leads to a detached double garage with electric doors, patio flooring, water supply and full power supply with provisions for a car charging point. To the side of the garage is an additional workshop with power supply.

To the rear of the detached garage is a separate home office (converted in 2020) to a high specification, offering ample space for office furniture with two broad windows overlooking the gardens, electric heating and LVT flooring.

The gardens enjoy a south-westerly aspect enjoying the sun for the majority of the day through to evening, screened by tall trees and enclosed by mature shrubbery and colourful borders. The gardens have been superbly landscaped to offer a large lawned area with cobbled patio providing a circular area to enjoy al-fresco dining. A double 5-bar timber gate provides access to an additional parking/storage area (oil tank is housed here) with an adjacent herb/vegetable garden.

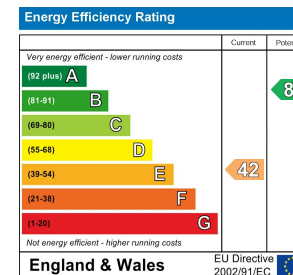
ADDITIONAL INFORMATION

Freehold. Mains services connected. Oil-fired central heating (new tank fitted 2023). Council Tax Band H.



Total area: approx. 254.8 sq. metres (2742.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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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