



Llampha Cottage

Llampha, Vale of Glamorgan, Nr Ewenny, CF35 5AF

Watts
& Morgan



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CF35 5AF

Guide price: £850,000 Freehold

4 Bedrooms 2 Bathrooms 3 Reception Rooms

A delightful, cottage property in this rural hamlet mid-way between Ewenny and Colwinston yet within easy reach of shops and services. Characterful accommodation includes living room with wood burner, study, dining room and stylish kitchen/breakfast room. Also ground floor shower room/WC, pantry and integral garage. To the first floor: galleried landing area with doors to all four bedrooms and to the family bathroom. Driveway parking leading to double garage. To the rear of the property is a flagstone-paved courtyard garden with a considerably larger lawn beyond backing onto fields.

EPC rating: TBC



Directions

Cowbridge Town Centre – 6 miles

Cardiff City Centre – 17.5 miles

M4 Motorway, Junction 35 Pencoed – 6 miles

Your local office: Cowbridge

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Summary of Accommodation

Title Here

Located in this hamlet, Llampha Cottage is a detached, characterful family home set within a very generous plot of approaching 0.5 of an acre. Understood to have been a tied cottage associated with the Merthyr Mawr Estate, it has been in private hands for many years and offers spacious, adaptable accommodation with scope to further adapt if required.

An off-set entrance door leads into a hallway area with doors linking into a ground floor shower room and WC, to an inner hallway with pantry and garage off. The rear hallway itself links through to a central lobby off which the principal living rooms are located. A generous family lounge is located to one end of the property with a square bay window looking into the front garden. It has, as a focal feature, a wood burning stove resting on a flagstone hearth with over mantle beam and exposed stone chimney breast. An additional reception room is beyond, currently used as a study but offering great potential for many and varied uses. A dining room is adjacent to the lounge and includes a feature fireplace. Beyond the dining room is the kitchen/breakfast room, both of these two rooms looking over the front garden. The kitchen itself includes a comprehensive range of units with granite tops. A broad range cooker is to remain; so too a fully integrate dishwasher and fridge. A freezer and additional storage are located within the pantry. There remains ample room in the kitchen for a dining table.

An inner hallway has a galleried landing over with doors leading to all four bedrooms and to the family bathroom. The three largest double bedrooms all include fitted wardrobes and all look to the front elevation with views over fields and farmland to distance. All these bedrooms share use of the generously proportioned family bathroom. The fourth bedroom is a good size single with deep-silled window to the side elevation.

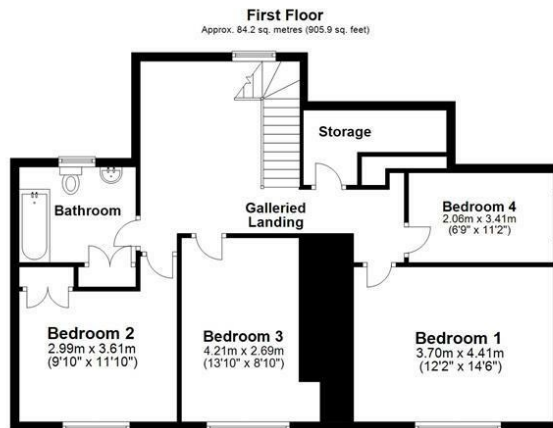
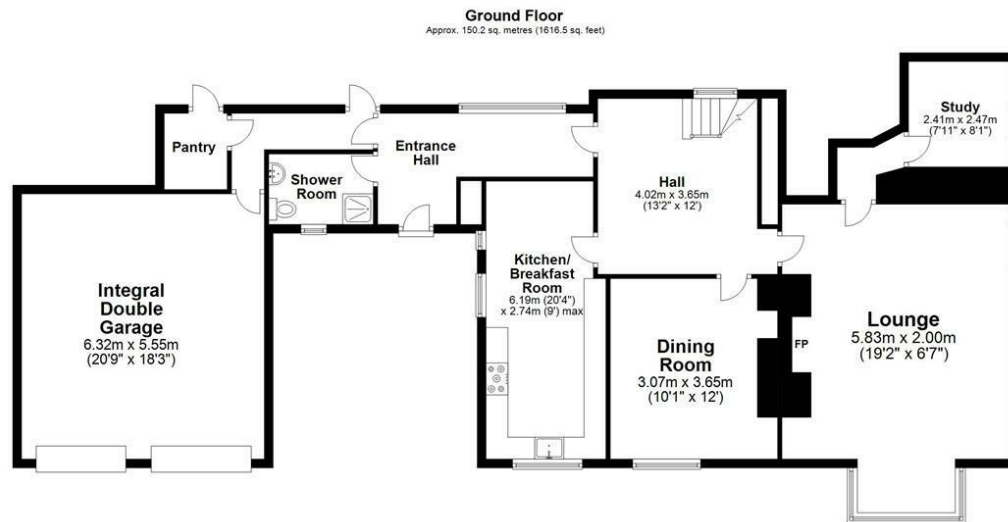
Additional information

Freehold. Mains water and electric connect to the property. Oil-fired central heating. Private drainage supply. Council tax: Band G.



Garden & Grounds

Llampha Cottage is set within an especially generous plot of close to half an acre in total. From its village lane frontage, two 5-bar gates open onto an off-road parking area fronting the garage. The garage (approx. max. 6.4m x 5.6m) is accessed via twin roller shutter doors and has power connected. An internal door leads to the rear lobby area while a further door leads into the rear garden. Immediately to the rear of the property is a flagstone paved courtyard garden including a mature rambling wisteria to one side. The path continues to the side of the property there being a gated entrance leading to the front elevation. Beyond the courtyard garden is a considerably larger lawn enclosed to the main by waist high stone walling. It includes a number of mature trees and shrubs with a perfectly positioned paved barbecue and seating area – ideally located to catch the late afternoon and evening sunshine. The rear garden is surrounded by open fields and farmland.



Total area: approx. 234.3 sq. metres (2522.3 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(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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