



6 Westgate
Cowbridge, Vale of Glamorgan, CF71 7AR

Watts
& Morgan



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Guide price: £950,000 Freehold

4 Bedrooms : 3 Bathrooms : 2 Reception Rooms

A end-of-terrace cottage with a traditional facade hiding a simply stunning, unique property with extensive accommodation including separate Coach House annex. 6 Westgate includes an immense open-plan living area running from front to rear including living area with wood burning stove, exceptionally stylish kitchen/breakfast area opening to a wonderful living/dining space from which bi-folds lead to the rear garden. Principle bedroom with dressing room and en suite shower room; and additional living and bedroom space to the Coach House, a separate 2-storey block with 2 double bedrooms; shower room; a third bedroom/living room with ensuite bathroom; and WC. An enclosed, wonderfully sheltered courtyard garden is shared by both these. Also double garage.

Directions

From our Cowbridge office travel along High Street into Westgate. No 6 will be to your left, beyond the old Nat West bank building. There is vehicular access to the off-road parking area and garage from the former cattle market via "The Butts".

- Cardiff City Centre 13 miles
- M4 (J35, Pencoed) 6.4 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Situated in the west end of Cowbridge Town, No. 6 is a particularly desirable location within a level walk of the town centre. Understood to date from the late 19th century, it retains a traditional terraced frontage which hides a stunning modern design by renown architect, Chris Loyn to offer a very usable, contemporary home with all conveniences required today.

A front entrance doorway opens into a cosy living area with window to the front, Westgate elevation. It features a 'Stuv' wood burner / open fire. This living space includes bespoke storage and shelving which conceals the hub to the home entertainment system wired within the property.

The adjacent kitchen space is a dramatically stunning area illuminated from above by skylights providing through the galleried landing and flooding the ground floor. The kitchen includes an especially good range of units with Silestone-type worktops extending, in part, to form an island and a breakfast bar. Appliances to remain, where fitted, are predominantly by 'Miele' and include oven, grill, coffee machine, 2 warming drawers, hob, fully integrated fridge, separate fridge/freezer and dishwasher. A neat laundry room includes additional storage and space/plumbing for a washing machine and off which is a WC.

Open-plan to the kitchen is a living-dining area, another generous space with ample room for seating and for a generous dining table. This is lit from above by a lantern light; bi-fold doors open from here to a pergola-covered sitting area with courtyard garden beyond.

The principle living accommodation to No. 6 Westgate is to the first floor and includes a bedroom area with floor-to-ceiling glazed windows looking out in a southerly aspect over the garden. It has a bank of wardrobes and a separate dressing room fitted with drawers, shelving and hanging rails, all of which is to remain. A contemporary en suite bathroom services this room including walk-in shower area..

GARDENS AND GROUNDS

To the very heart of 6 Westgate and the Coach House is a central courtyard garden, paved with limestone slabs - a continuation of the that run through from the front entrance doorway, through the open-plan living space and into the Coach House. This wonderfully sheltered, tranquil space includes a pergola-covered seating area accessed directly from the main residence. Flanking the central yard are raised, planted beds watered by its own irrigation system. Access continues from here into the Coach House.

COACH HOUSE

The Coach House is a separate, additional space for the property. It could be used as its own independent living space featuring additional, highly adaptable flexible accommodation. To the ground floor, a home office / bedroom has floor to ceiling glazed windows looking out over the courtyard garden and its own en-suite bathroom. An adjacent corridor links through to the garage. To the first floor are 2 generous double bedrooms, the larger of the two with a bank of fitted wardrobes. Both these bedrooms have use of a stylish contemporary shower room.

The double garage (approx. max 5.8m x 6.95m) is accessible from the former cattle market area via a roller shutter door (new, 2022).

ADDITIONAL INFORMATION

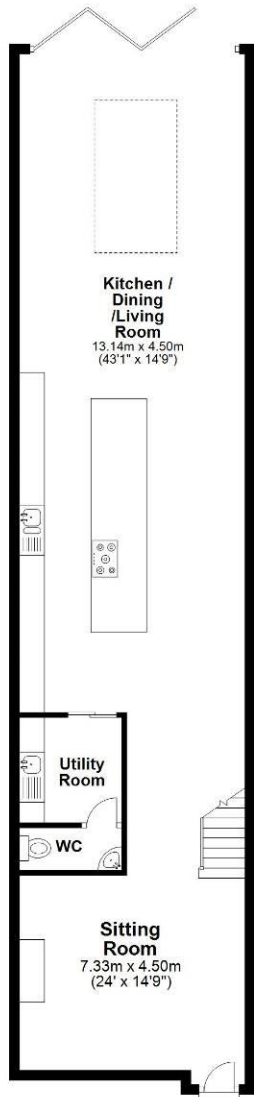
Freehold. Council Tax is Band G. All mains services connected to the property. Gas fired central heating with underfloor heating to the main property and electric underfloor heating to the Coach House.

PROCEEDS OF CRIME ACT 2002

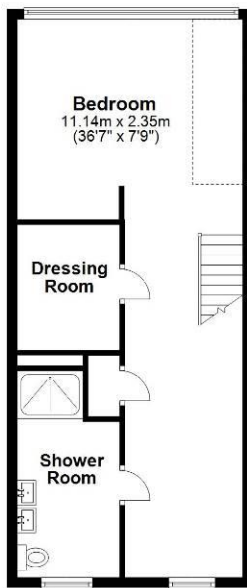
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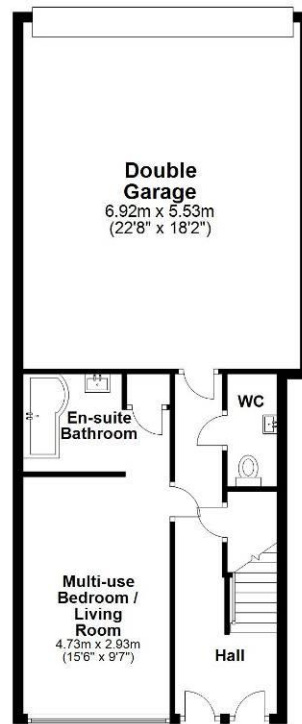
Ground Floor
Approx. 91.6 sq. metres (985.7 sq. feet)



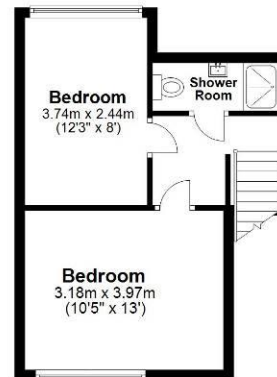
First Floor
Approx. 50.1 sq. metres (539.7 sq. feet)



Coach House Ground Floor
Approx. 73.2 sq. metres (786.3 sq. feet)

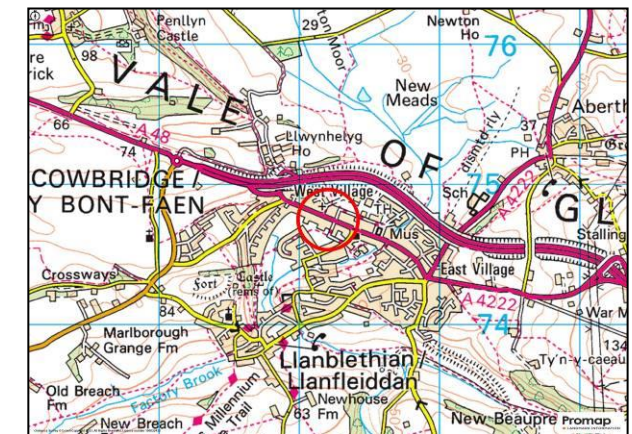
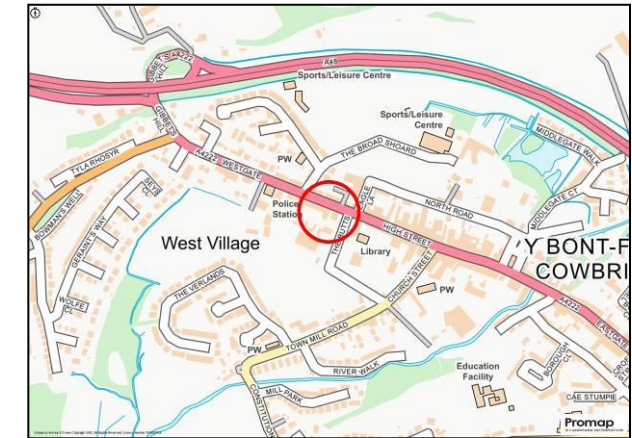
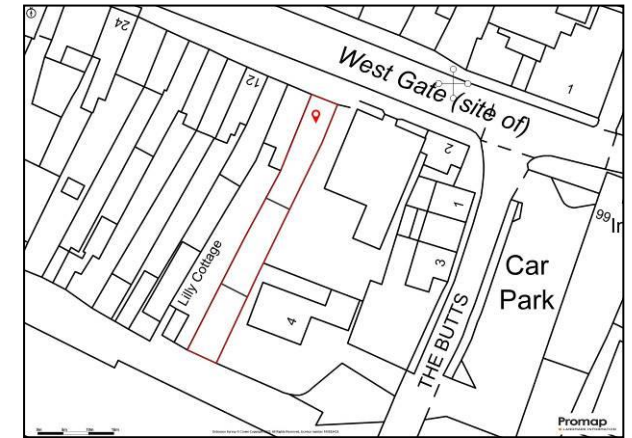


Coach House First Floor
Approx. 29.6 sq. metres (319.0 sq. feet)

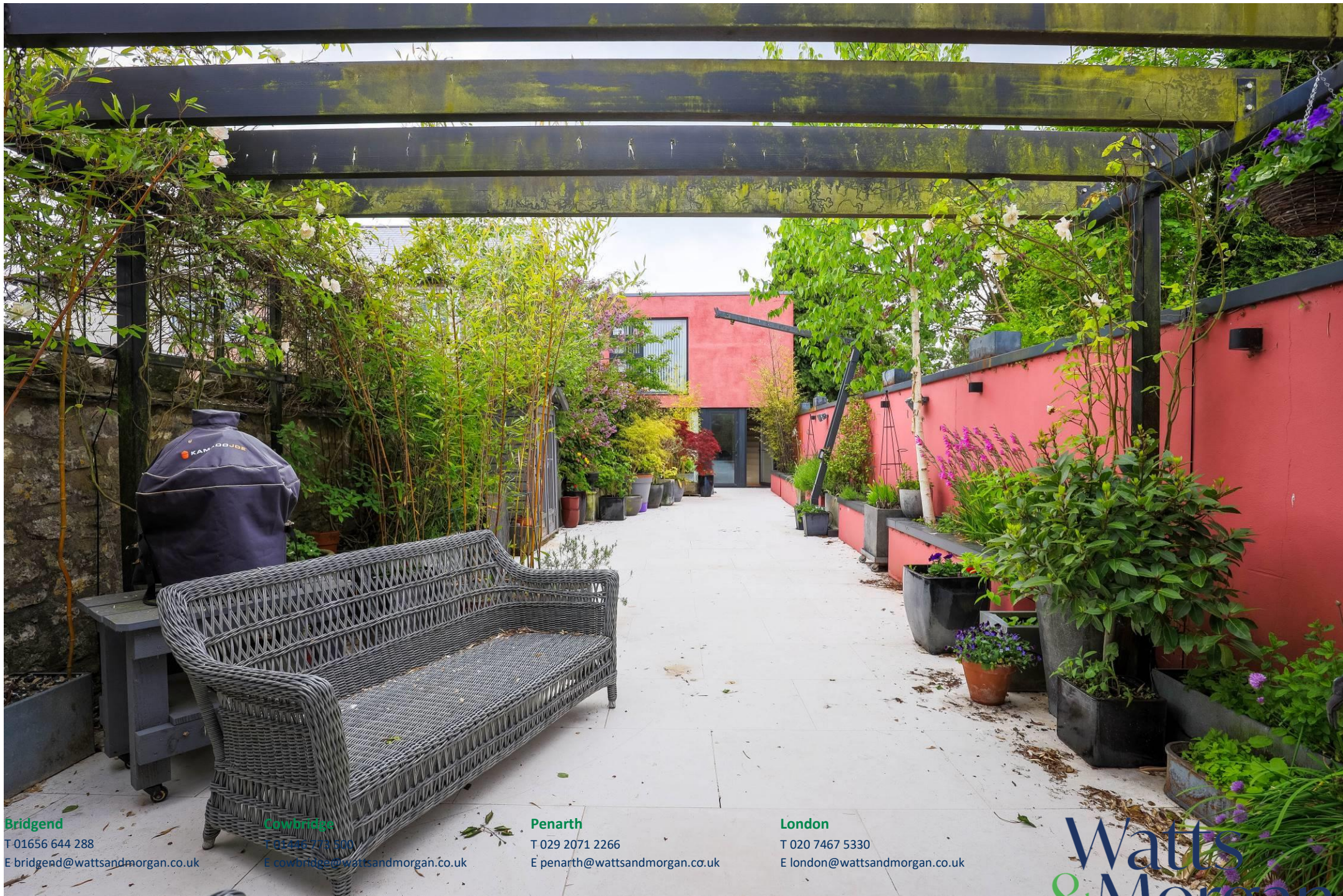


Total area: approx. 244.6 sq. metres (2632.7 sq. feet)

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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