



Ruthin Lodge , Sigingstone,
Nr Cowbridge, Vale of Glamorgan, CF71 7LP

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7LP

Guide Price £425,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A substantial, detached property within the ever popular Vale village of Sigingstone. In a truly wonderful position within the village enjoying far-reaching countryside views. Offering flexible family accommodation over two floors with further scope to extend the first floor. Approx 2000 sq ft comprising; entrance porch, hallway, two large reception rooms, fitted kitchen/breakfast room and utility/WC with lean-to conservatory. Plus two ground floor double bedrooms with use of a spacious shower room. To the first floor, two double bedrooms and a large 4-piece en-suite bathroom. Courtyard garden backing onto farmland and driveway parking leading to an integral garage.

No ongoing chain. EPC Rating; TBC.

Directions

Cowbridge Town Centre – 3.3 miles

Cardiff City Centre – 19.5 miles

M4 Motorway – 8.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Fronting the lane which leads to the centre of Sigingstone village, sits Ruthin Lodge.

From its porch entrance, the hallway leads to four versatile large reception rooms, the kitchen/breakfast room and spacious shower room.

The lounge has a central traditional stone fireplace with inset electric fire. This large living space offers beautiful west-facing views over the front garden and further beyond over farm fields.

The three other reception rooms offer a dining space and use as ground floor double bedrooms; either with their own views over farmland.

To the rear of the property lies the kitchen/breakfast room which is presented with a range of farmhouse shaker-style wall and base units with complementary laminate work surfaces and tiled splash-back. The kitchen offers integral appliances to remain to include; electric 4-ring hob, eye-level oven with grill and space for freestanding appliances. There is a breakfast bar area with space for high stools, and a double glazed window enjoys the most beautiful views over southerly farm fields.

Beyond the kitchen/breakfast room is a useful utility which offers additional base units and work surface space, with plumbing for appliances. The newly installed floor standing oil-boiler is located here. Furthermore the utility leads into the integral garage, the lean-to/conservatory and an additional ground floor WC.

An open tread staircase with wrought-iron balustrading leads to the first floor and to two double bedrooms (with much scope to offer further bedrooms subject to necessary planning permissions).

The principal bedroom is a superb size double room with two large eaves storage cupboards, and enjoys dual aspect farm land views which extend further across South Vale. This spacious bedroom benefits from its own sizeable 4-piece en-suite bathroom, with separate bath and shower enclosure (which has further scope to incorporate a walk-in dressing room).

The second bedroom is a smaller double room with two large walk-in boarded eaves storage cupboards.



GARDENS AND GROUNDS

The generous plot for Ruthin Lodge is accessed from the lane which leads to the centre of Singingstone Village.

The driveway provides off-road parking for two large vehicles leading to a larger than average single integral garage with electric roller door and full power supply.

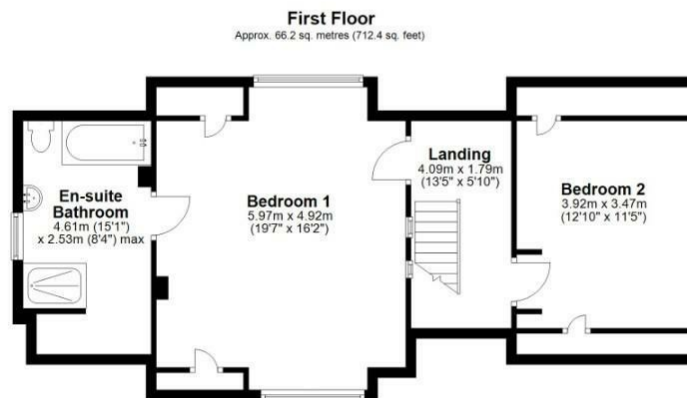
The elevated lawned frontage is part enclosed by wrought-iron fencing and mature shrubbery, with a side gate which leads to the rear garden (the oil-tank is located here).

The rear garden backs onto farm fields with grazing animals / crops, with a large patio area ideal for al-fresco dining and a timber storage shed to remain.

ADDITIONAL INFORMATION

Freehold. Oil-fired central heating with newly installed boiler and radiators (2023). Cesspit drainage. Council tax band F.

We are awaiting grant of probate, which has been applied for.



Total area: approx. 184.7 sq. metres (1988.0 sq. feet)

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

Ruthin Lodge, Singingstone



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

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