



Tyn Y Cae Cottage  
Peterston super Ely, Vale of Glamorgan, CF5 6NE

Watts  
& Morgan







# Tyn Y Cae Cottage

Peterston super Ely, Vale of Glamorgan, CF5 6NE

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**£804,000 Freehold**

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A beautiful 4 Bedroom detached cottage, which sits on the outskirts of the village of Peterston-Super-Ely. The property was built as a Farm Workers accommodation for the adjacent property. Accommodation comprises; entrance hallway, cloakroom/WC, sitting room with log burner, open-plan living/dining/kitchen with log burner. To the first floor are three double bedrooms, the primary bedroom benefits from an ensuite and dressing room as well as a large balcony. There is a fourth generous double bedroom situated on the second floor which also benefits from an ensuite. Externally enjoying beautifully landscaped south-west facing gardens and a further two paddocks to the North East, the property itself is set within 3.75 acres; ample driveway parking, a detached double garage with internal stables and separate home office, which has been successful in its application for a change of use to a Holiday Let, full details 2023/00011/FUL furthermore there is a 166m2 Workshop. EPC Rating; 'B' The property is subject to a Rural Enterprise occupation condition.

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## Directions

Cowbridge Town Centre – 7.0 miles

Cardiff City Centre – 9.3 miles

M4 Motorway – 7.9 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### About the Property

The property comprises of a 2 story, 4 Bedroom detached cottage which benefits from a large workshop and separate office with double garage all set within 3.75 acres.

On entering the property, off the highway, the two grazing paddocks are situated on the right hand side of the driveway, at the end of the driveway, the workshop is directly ahead of you, with the office and double garage which has permission for change of use to a Holiday let 2023/00011/FUL, to your right. The hard standing area, allows for plenty of parking.

The cottage is directly ahead of you when entering the parking area. when entering the house itself, you will be greeted with a large entrance hall, to the left is a spacious living room with original features and log burner. To the right of the entrance hall, is a large open plan kitchen, with dining room, and sitting area, perfect for those who love to host.

To the first floor, there are three double bedrooms, and family bathroom. The Primary bedroom benefits from a dressing room and ensuite along with a balcony where you can enjoy south westerly views over the countryside.

The second floor consists of a large double bedroom, with its own stand alone bath, and a further ensuite.

### Occupancy Restriction

The property is offered for sale subject to an Occupancy restriction limiting occupation to "a person solely or mainly working or last working on a rural enterprise in the locality or a widow, widower or surviving civil partner of such a person and to any resident dependents.





## Situation

The Village of Peterston-Super-Ely lies some three and a half miles north of the A48 trunk road between Bonvilston and St Nicholas.

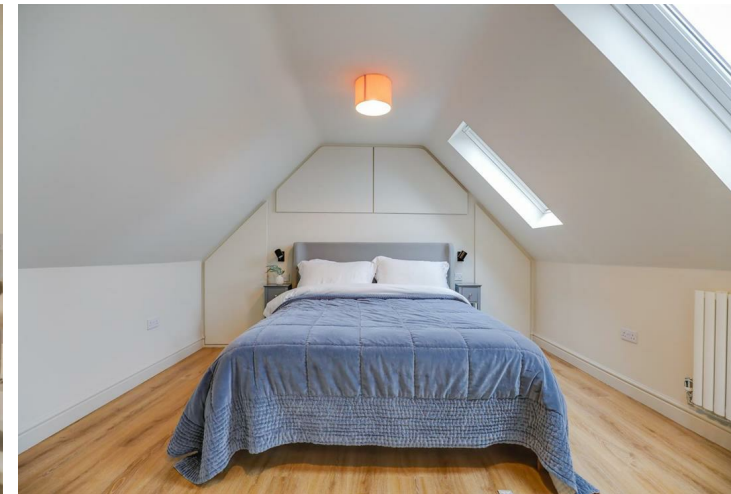
The Village includes a Church, garage, two public houses and a village shop, together with a local primary school, which is now a feeder school for Cowbridge Comprehensive School.

Community activity within the village is quite extensive and there are further facilities available in the market town of Cowbridge which is approximately 8 miles to the west with a modern leisure centre and quality shops and restaurants etc.

The Capital City of Cardiff lies approximately 6 miles to the east with comprehensive retail and commercial facilities, theatres and concert halls, in addition to a main line link to London in around two hours. The Village is also convenient for commuting, being a short drive to the M4 interchange at Miskin J34.

## Gardens and Grounds

The property has a large enclosed garden situated around the south west of the cottage itself. The two enclosed paddocks are situated on the north of the property and are perfect for grazing.







### Viewing Criteria

Prior to viewing the property all interested parties will be required to:-

1. Provide evidence that they can satisfy the Occupancy Restriction. This may include correspondence from the Vale of Glamorgan Planning Department, a solicitor, accountant or a recognised planning consultant.
2. Provide evidence that they are in a position to proceed with a proposed purchase immediately. This may include proof of cash funds or a letter from a mortgage provider confirming that they are willing to lend on a property with an Occupancy Restriction.

### Override Clause

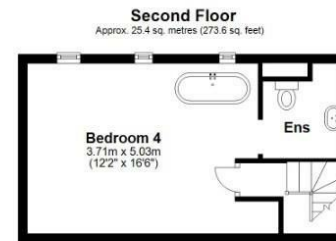
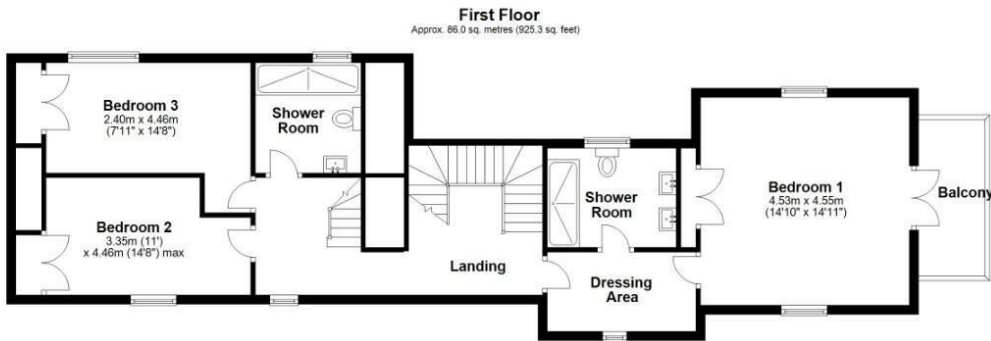
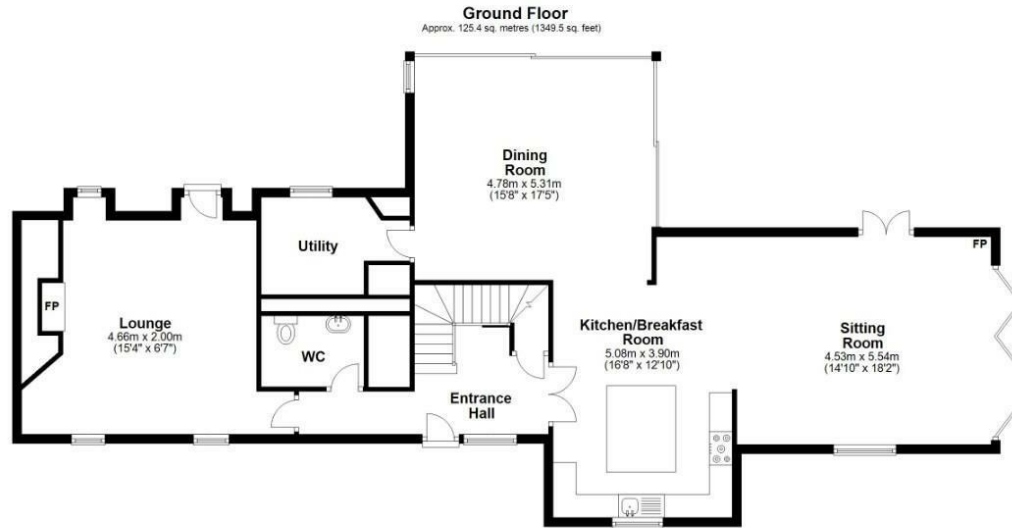
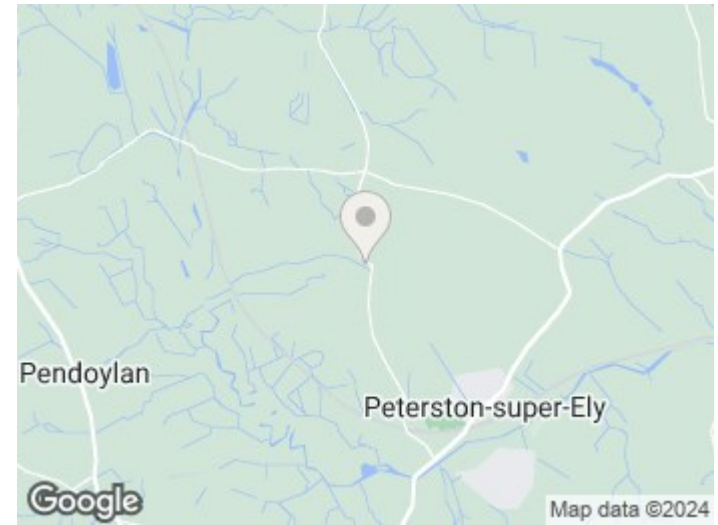
The Property is offered for sale subject to a 50%, for 25 years, clawback provision in the event of planning permission being granted for the removal of the agricultural occupancy restriction.

### Additional Information

Freehold. Mains Electric and Water connected. Shared Cesspit Soakaway, Air source heat pump and LPG central heating along with solar panels fitted in 2021. Council Tax Band F.







Total area: approx. 236.8 sq. metres (2548.4 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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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