



East House, 18 Eastgate
Cowbridge, Vale of Glamorgan, CF71 7DG

Watts
& Morgan



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Guide price: £899,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A handsome, double fronted Grade II Listed property of much character within a central, convenient location for Cowbridge Town. Retaining an immense wealth of period features the extensive family accommodation includes three reception rooms, kitchen, utility room and cloakroom. Four bedrooms and two bath / shower rooms. Sizeable south facing garden to the rear including flagstone-paved terraces, lawn a double garage and off-road parking.



Directions

Cardiff City Centre – 12.5 miles

M4 Motorway, Junction 35 Pencoed – 6.8 miles

Your local office: Cowbridge

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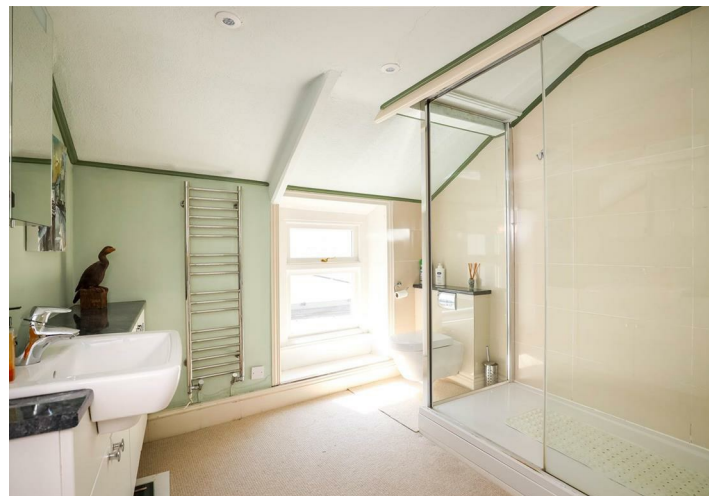
Summary of Accommodation

Title Here

- * East House is an awfully handsome, Grade II Listed property.
- * It has a double bay frontage behind which is a wealth of period features, an extensive, extended family accommodation.
- * It is understood the property dates from the 16th/17th century yet has a Victorian frontage with further more modern sympathetic additions to the rear.
- * A central, ground floor entrance hallway with encaustic Victorian tiled flooring is flanked by the two principal reception rooms, one being used as a dining room the second being a larger family lounge with deep, recessed inglenook fireplace with gas fire within and, to one corner, an exposed portion of the original stone staircase.
- * Beyond the hallway is a simply stunning garden room positioned to the rear of the property to enjoy a southerly aspect. Natural light is provided from a lantern light over with broad windows and centrally positioned door leading to a flagstone paved patio area with garden beyond.
- * Kitchen is finished in a country style with a range of wooden units with two oven gas fired Aga. Additional appliances, where fitted, are to remain and include dishwasher, fridge and freezer.
- * There is, in addition, a cloakroom to this ground floor level.
- * To the first floor the principal, largest of the bedrooms is to the rear of the property and has broad windows enjoying a southerly aspect looking out over the rear garden.
- * It has an adjacent shower room which could be solely used as an en-suite for this bedroom.
- * There are three additional bedrooms all to the front of the property two with fitted wardrobes.
- * These three bedrooms share use of a family bathroom with a traditionally styled suite including corner bath and separate shower cubicle.

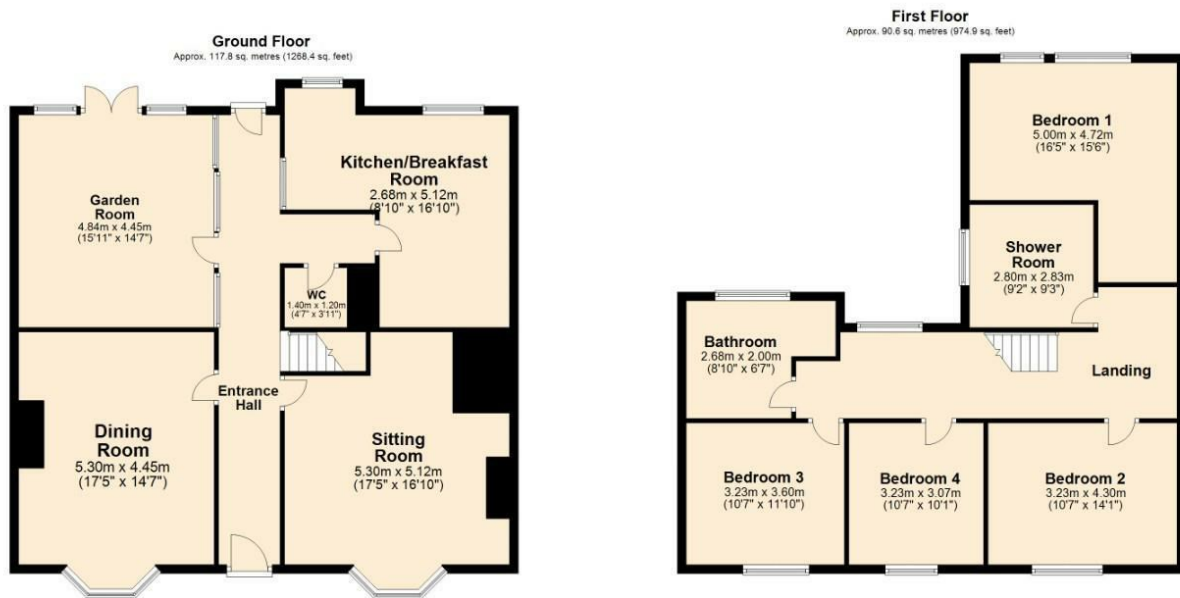
Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: Band G



Garden & Grounds

- * The front of the property looks onto Eastgate and, from its pavement frontage, steps lead up through a low maintenance, paved deep front garden to the principal entrance doorway.
- * To the rear of the property is a professionally and thoughtfully landscaped garden, larger than expected and enjoying a wonderfully sunny southerly aspect.
- * A flagstone paved terrace is accessed from the garden room and overlooked by the kitchen - the perfect place to enjoy alfresco dining.
- * From here, steps lead onto a generous lawn encircled which runs towards the rear boundary wall. A more sheltered patio is located towards the end of the garden, looking back over the lawn towards East House.
- * Accessible from the rear lane is a broad off-road parking area with space for at least two cars fronting a double garage and store.
- * The garage is accessed via twin, electric, remote control

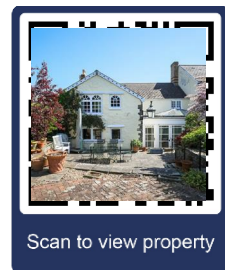


Total area: approx. 253.4 sq. metres (2727.4 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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