



Hillcrest House, Tredodridge
Cowbridge, Vale of Glamorgan, CF71 7UL

Watts
& Morgan



Hillcrest House, Tredodridge,

Nr Pendoylan, Vale of Glamorgan, CF71 7UL

Guide Price £1,400,000 Freehold

5 Bedrooms | 4 Bathrooms | 4 Reception Rooms

A detached, substantial family home nestled in the hamlet of Tredodridge surrounded by own grounds of approx 3.2 acres. Set in the rural Vale but yet a short drive to the Cowbridge Schooling, M4 Motorway and Cardiff City Centre. Hillcrest House offers thoughtfully considered, adaptable accommodation over 3500sq ft including three reception rooms, four double bedrooms and three bathrooms. Also, impressive kitchen-breakfast room with snug area and utility room. Bordering farmland enjoying an expansive southerly aspect with driveway parking aplenty, detached double garage and self-contained one bedroom annex. Three stables, tack room, hay-barn and ménage plus extremely well tended gardens including lawns and patio seating areas.

EPC Rating tbc.

Directions

Cowbridge Town Centre – 6.2 miles

Cardiff City Centre – 15.0 miles

M4 Motorway – 1.8 miles

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Summary of Accommodation

ABOUT THE PROPERTY

Within this quiet, rural hamlet close to the northern edges of The Vale yet within easy reach of Cowbridge, Cardiff and the M4 at Miskin.

A substantial family home comprehensively remodeled and updated since 2000, offering extensive and spacious accommodation throughout finished to a high standard. From the large sweeping driveway, a central entrance porch provides space for cloaks and shoes, with a secondary composite door leading into Hillcrest House.

The porch leads directly into the dining room with carpeted staircase leading to the first floor landing with under-stairs storage cupboard, and broad double doors open out onto the south-facing patio area.

Adjacent to the dining room is the generous lounge enjoying three wrap around windows each with views over the gardens and Vale farmland. This good size reception room benefits from a large feature 'Clearview' log burning stove set on a tiled hearth with timber mantle.

Just off from the central dining room lies the kitchen/breakfast room with snug area. The kitchen has been fitted with a range of shaker-style oak wall and base units with complementary granite work surfaces and co-ordinating central island with wrap around breakfast bar. Offering an integral dishwasher to remain and a freestanding 'Aga' with electric induction hob and with built-in extractor hood and tiled splashback. A box bay window enjoys a lovely south-facing outlook over the gardens and surrounding Vale countryside. The kitchen/breakfast room seamlessly leads into the snug area with tiled flooring and offers a range of built-in bespoke storage cupboards.

Also there is a cosy family room with central wood burning stove and triple bi-folding doors enjoy a lovely private outlook over fields, with slate tiled flooring and access down to a useful cellar.

Plus a boot room provides access onto the driveway and into a ground floor shower room along with a utility room which houses the 'Worcester' gas boiler. From the boot room, lockable access is provided into the annex.



FIRST FLOOR

The galleried landing provides a large laundry closet with radiator and additional fitted storage cupboards.

There are four double bedrooms on offer, each having their own wonderful view over Vale countryside and the garden/grounds with shared use of the 3-piece family bathroom.

The principal bedroom is a superb generous size room offering a range of fitted wardrobes with double doors leading out onto a south facing balcony. This tiled balcony is enclosed with glass balustrade and enjoys a private outlook over the gardens and grounds, and is a lovely place to enjoy the morning sunrise. This room has the benefit of its own luxurious 5-piece ensuite wet room which has been recently renovated to include a walk-through contemporary shower with glass screen and dual shower over plus freestanding roll top bath.

SELF-CONTAINED ANNEX

A well-proportioned annex with its own separate access, or accessed directly through the property.

Offers a versatile open plan space to include; lounge/kitchen and generous double bedroom with ensuite shower room.





GARDENS AND GROUNDS

From its lane frontage, Hillcrest House is set in 3.2 acres and is approached onto a block paved gated driveway bordered by mature pine trees and lawn sweeping to the front of the house. The driveway is owned by Hillcrest House and provides right of access to the neighbouring Tyn-Y-Cae property, along with separate gated access for farm vehicles to the field. There is a detached purpose-built timber garage and car port with tiled roof and double opening doors.

The front garden has been planted with an array of colourful fruit trees and magnolia tree plus wild garden. With superb equestrian facilities to include; three stables, tack room, large hay barn and separate wood store. Beyond the stabling block lies a paddock, large field and ménage.

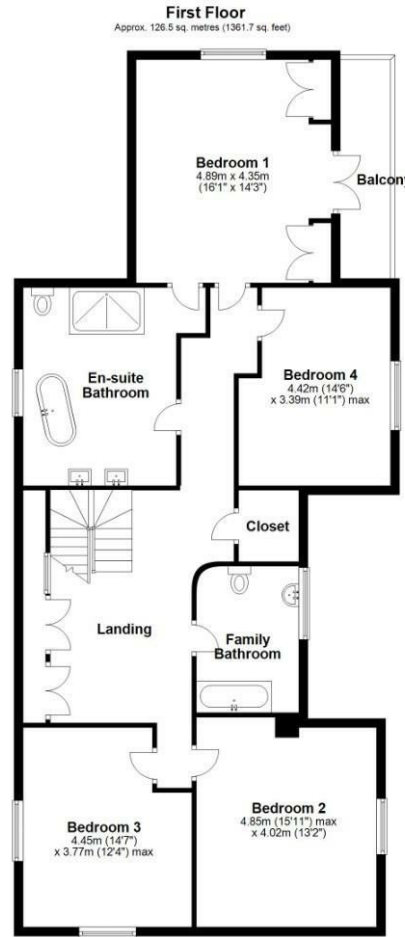
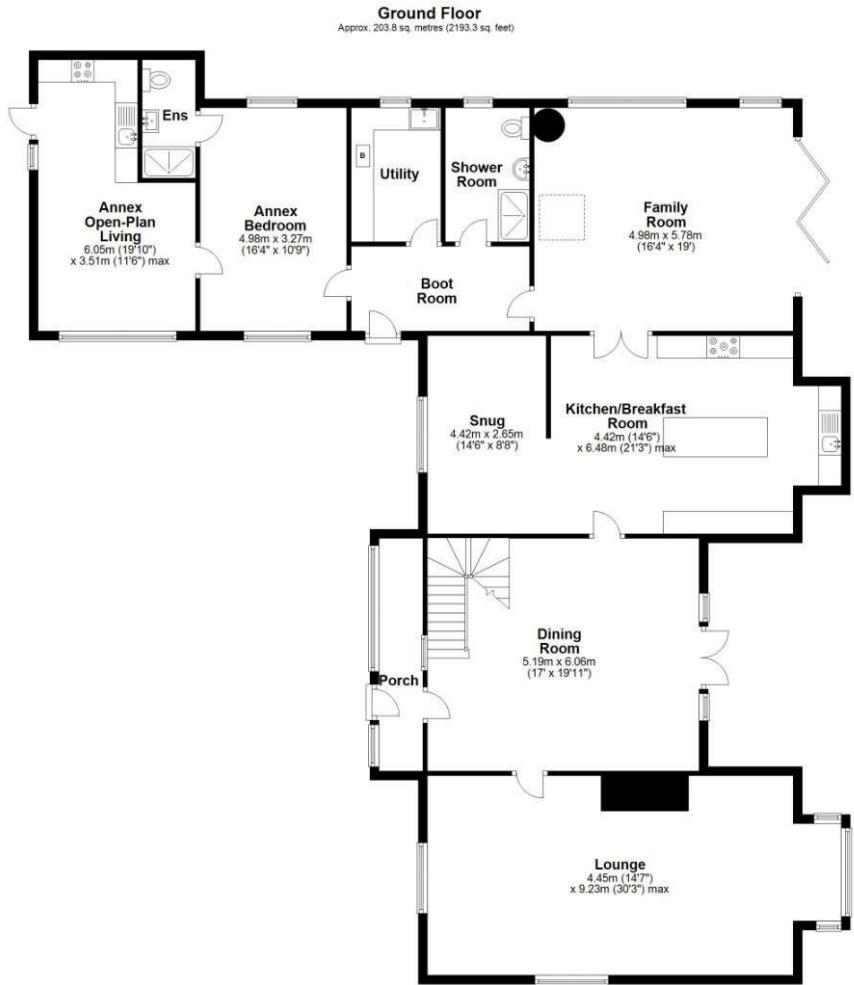
There is a flagstone paved entertaining area, with access from two of the reception rooms, surrounded by farmland views offering a private and sunny garden to enjoy all year round. Also there is a veg garden and additional raised lawn area which is surrounded by mature planted borders.

ADDITIONAL INFORMATION

Freehold. Mains electric and water connect to the property. LPG central heating (tank located behind annex). Private cesspit drainage with soak away. Council tax band I.

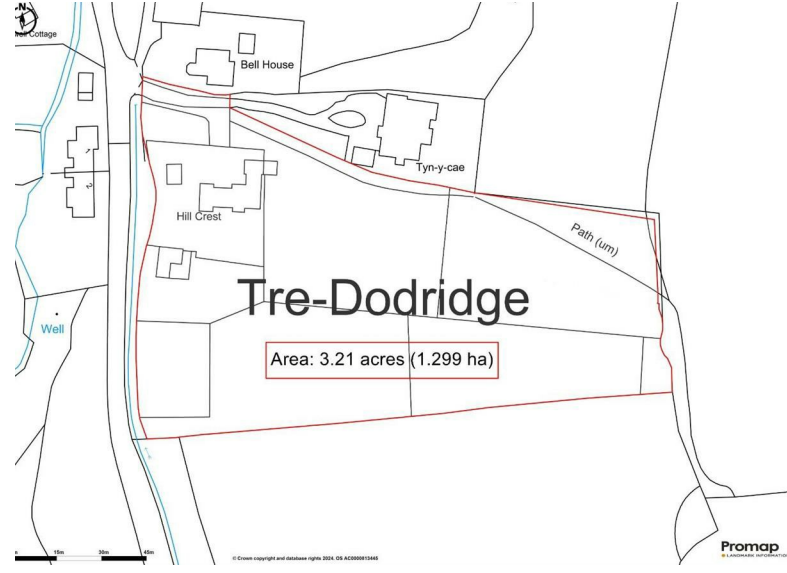
The property benefits from a house alarm. There is a public footpath to the border of the rear field.





Total area: approx. 330.3 sq. metres (3555.0 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	54	60
(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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