



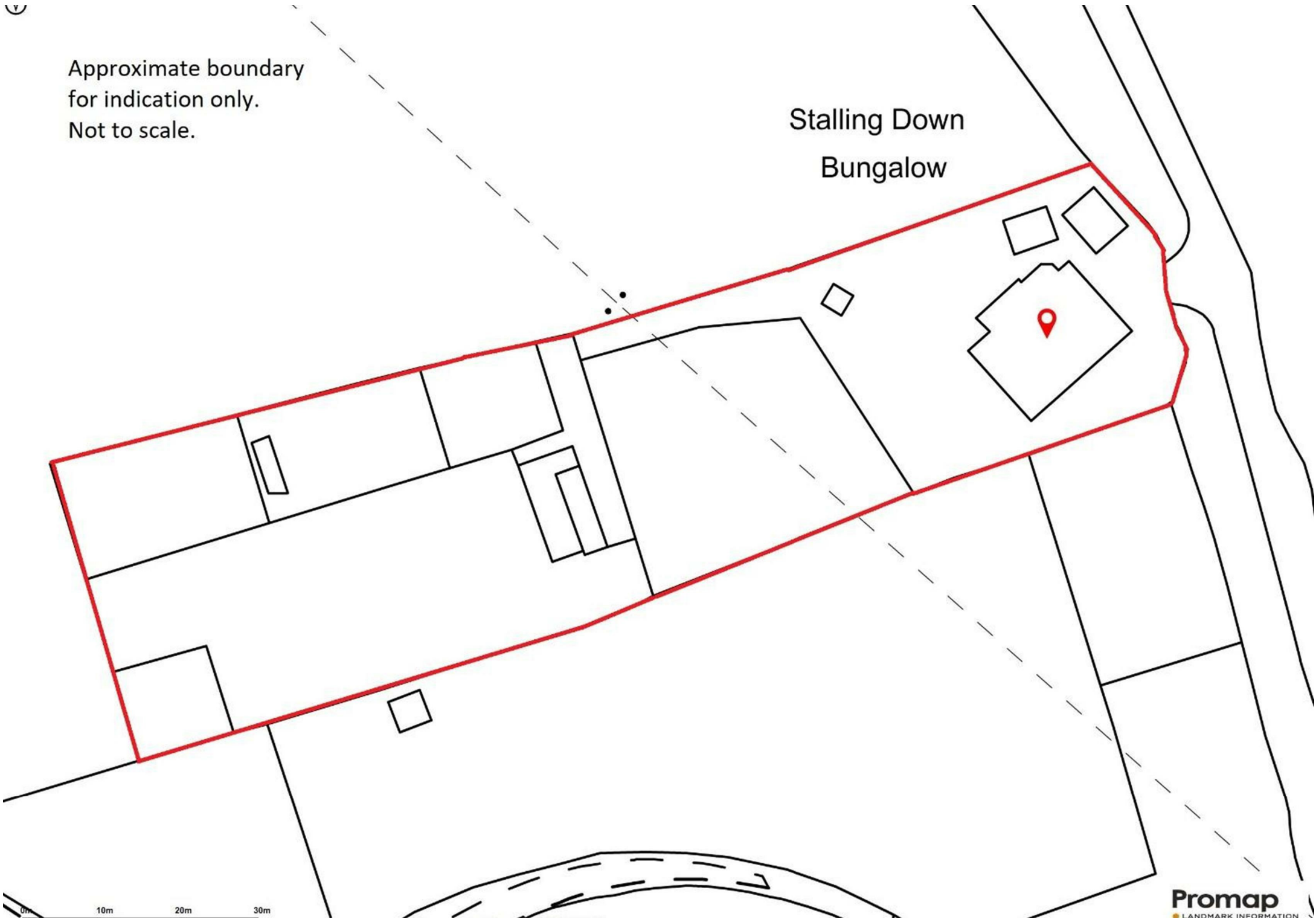
Stalling Down Bungalow  
Stalling Down, Cowbridge, Vale of Glamorgan, CF71 7DT

Watts  
& Morgan



Approximate boundary  
for indication only.  
Not to scale.

# Stalling Down Bungalow



0m 10m 20m 30m

# Stalling Down Bungalow, Stalling Down

Cowbridge, Vale of Glamorgan, CF71 7DT

**Guide price: £750,000 Freehold**

6 Bedrooms | 2 Bathrooms | 3 Reception Rooms

In a unique position above Cowbridge and bordering onto Stalling Down Common, this sizable property is set within a plot of about 1.2 acres in total. The deceptively spacious home provides over 3,200 sq.ft of accommodation and offers an immense degree of flexibility and considerable potential for refurbishment or redevelopment (subject to any appropriate consents). Generous living room, large kitchen breakfast room, conservatory. Six bedrooms, two bathrooms. Forecourt parking area, double garage, extensive range of sheds, swimming pool, stabling, gardens, patios and paddocks. Ideal for a family or for equestrian enthusiasts.



## Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

T: 01446 773500

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## Summary of Accommodation

### About the property

Stalling Down Bungalow is an exceptionally generous property with deceptively spacious accommodation over two-storeys which must be viewed to be fully appreciated. It offers over 3,200 sq.ft of living and bedroom accommodation, ideal with families, extended families and subject to any appropriate consents, possible redevelopment. The highly adaptable space includes three double bedrooms and a bathroom to the ground floor together with a great size living space from which to enjoy the views over the gardens. Very large kitchen with adjacent breakfast room and conservatory seating areas. To the first floor are three further bedrooms all having use of a shower room. The ground floor principal living room itself enjoys a westerly aspect with two large spaces connected by an open square arch. The inner room has additional heat provided by a wood burning stove whilst the outer portion of the room has extremely broad sliding doors looking out over, and opening onto, a terrace with clematis-covered pergola with swimming pool, gardens and paddocks beyond.

### Additional information

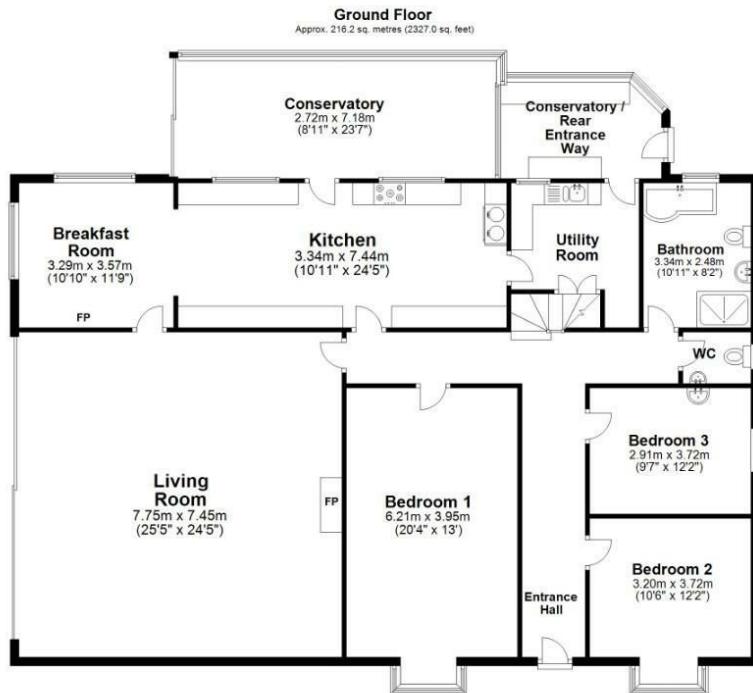
Freehold. Mains electric and water connect to the property. Cess pit drainage. Oil fired heating together with wood burning stoves and electric heaters. Council Tax: Band H.



## Garden, Grounds & Outbuildings

The property itself is set within a plot of about 1.2 acres in total. It is approached from the lane over Stalling Down Common via a tarmac driveway and, through a gated entrance, onto a block paved forecourt parking area. The paving extends to the southerly side of the house and continues to the front entrance doorway and also to the garage. The detached double garage (approx. max. 6.8m x 5.25m) has power connected and twin electric roller shutter doors. A broad, gated entrance to the side of the garage leads through to the northern side of the property with conservatory rear entrance doorway looking out over garden space. This garden includes additional large storage shed and a timber summer house looking over the lawn and the adjacent wildlife pond. A swimming pool has a paved surround and a brick-built cabin including filtration/heating equipment.

Beyond the garden spaces are two paddock areas with a central stabling area dividing the two. The timber stabling requires attention but offers a sizeable, extensive space to the heart of the plot and from which to access both the paddock areas. The second of the two paddocks runs towards the far western boundary hedges and has been used in the past for a paddock, for keeping chicken and includes a small orchard



Total area: approx. 298.3 sq. metres (3211.2 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>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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