



1 The Old Grammar School
Church Street, Cowbridge, Vale of Glamorgan, CF71 7BB

Watts
& Morgan



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Church Street, Cowbridge,
Vale of Glamorgan, CF71 7BB

Guide price £650,000 Share Of Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

An exemplary apartment in this handsome listed building to the very heart of Cowbridge town. The accommodation, to over two levels, is deceptively spacious and combines modern luxury with a wealth, period features. Principal bedroom with en suite bathroom, lounge, kitchen-breakfast room and WC/utility room to the ground floor. To the lower, basement floor are three further double bedrooms, a living space and a contemporary shower room. Parking for two cars. Immaculate communal gardens.

EPC rating: C.

Directions

The Old Grammar School is to the heart of Cowbridge, yards from our Office and within the old Town Walls. This development, in the grounds of the Grade II* Listed former School, is located off High Street. Entrance to 1 The Old Grammar School is via the broad gated entrance beside the archway at the end of Church Street.

- Cardiff City Centre 12.8 miles
 - M4 (J35, Pencoed) 6.5 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * 1 The Old Grammar School is a two-storey apartment within this magnificent Grade II Style Listed Building.
- * The accommodation is to the ground floor and to a basement level and offers exceptionally deceptive spacious extremely well finished accommodation.
- * From a central entrance hallway, a stone staircase leads down to the lower floor while doors lead off to all the principal ground floor rooms. The hallway features a bespoke fitted desk and workspace
- * A master bedroom looks to the front elevation with plantation-shuttered windows to Church Street.
- * This large double bedroom includes bespoke fitted wardrobes and bedroom furniture hand crafted by Adam Elliot of Llandow and has its own stylish bath and shower room en suite.
- * The lounge is a superb space with broad, shuttered windows looking onto the communal gardens within the old town walls.
- * The kitchen, like the lounge, looks over the gardens and includes a very good range of units with quartz worktops. Appliances, where fitted, are to remain; space remains for a breakfast table.
- * Located off the hallway there a WC / utility room with deep hand-made units with folding doors conceal washing machine, dryer and tall fridge freezer (appliances not included).
- * To the lower ground floor is a wonderful suite of bedrooms flanking a central sitting area.
- * All these rooms feature the original vaulted ceiling; a separate external doorway and steps allows independent access to these rooms.
- * The largest of the bedrooms to the lower ground floor includes further bespoke fitted wardrobes; the two other bedrooms are both double rooms, one with a deep wardrobe/storage recess.
- * There is a stylish, contemporary wet room / shower for use by these bedrooms.

GARDENS AND GROUNDS

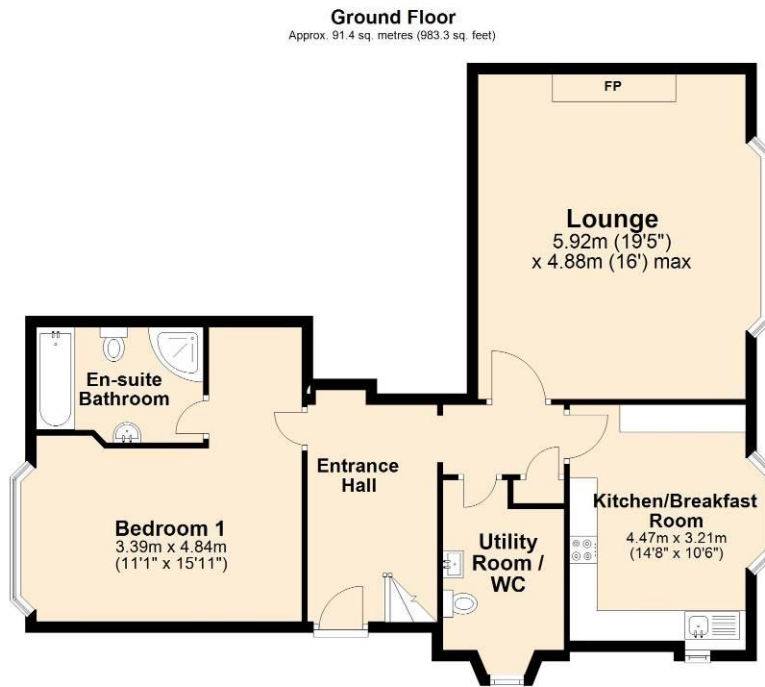
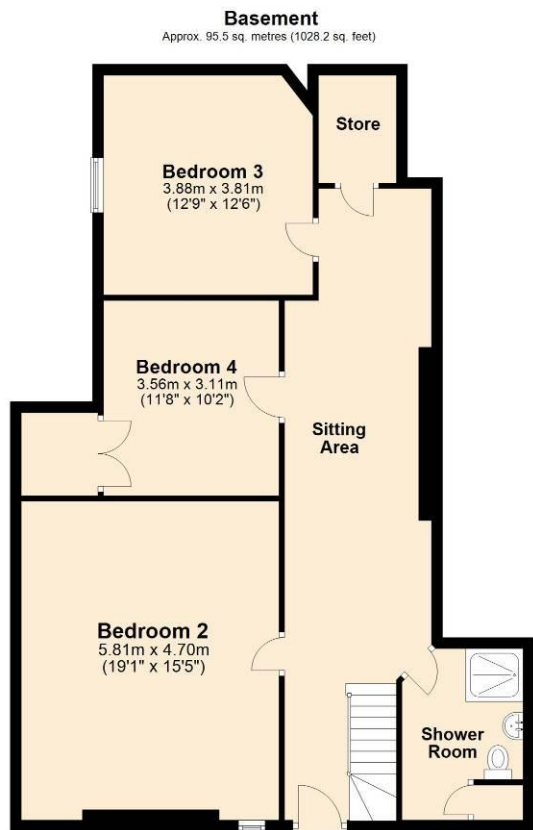
- * This successful conversion has its own private gardens, portions of which are bordered by the original town walls.
- * These were the grounds for the Grammar School, the main section of which is Grade II* listed and dates from 1852.
- * All residents have use of these grounds, each property owner contributing to the maintenance of this lovely communal area.
- * Apartment no 1 has two designated parking spaces, one within yards of the entrance to the apartment and the second in the close to the opposite side of Church Street.
- * These secure parking areas are accessed via a remote control gated entrance.

ADDITIONAL INFORMATION

Leasehold 999 years from 2007 (984 years remaining).
Ground Rent: N/a; Service Charge: Understood to currently be about £3000 per annum.
All mains services connect to the property. Gas-fired central heating. Council Tax: Band H.

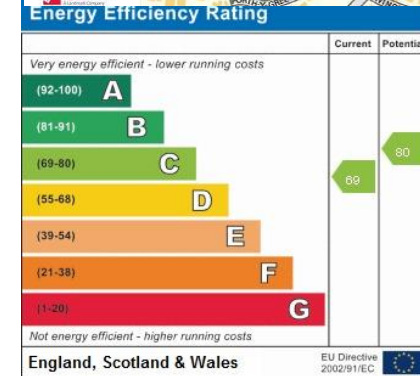
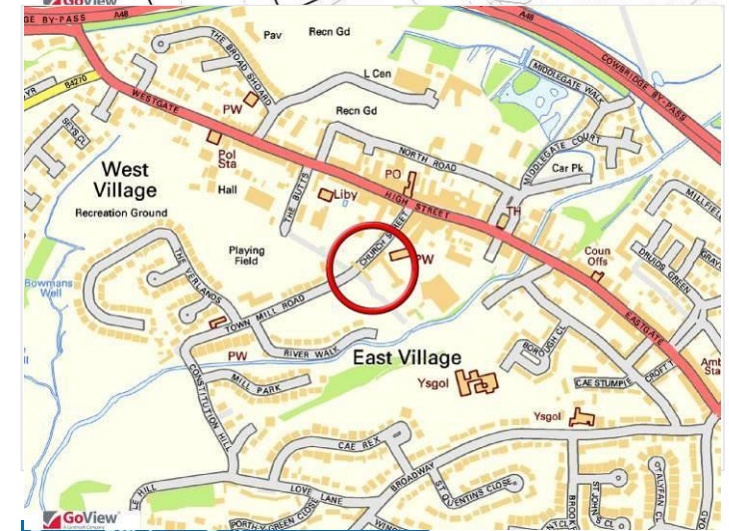
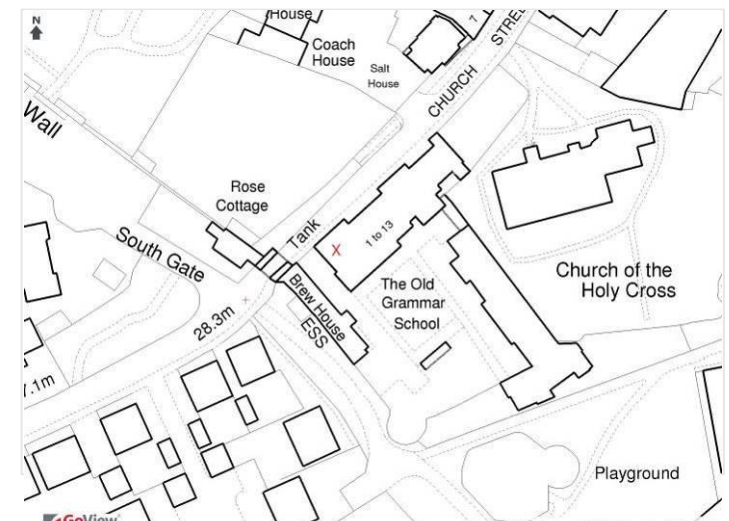
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



Total area: approx. 186.9 sq. metres (2011.6 sq. feet)

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



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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