



10 The Range, Old Grammar School,  
Cowbridge, Vale Of Glamorgan, CF71 7BB

Watts  
& Morgan







# 10 The Range, Old Grammar School,

Church Street, Cowbridge, CF71 7BB

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## Guide Price £625,000 Freehold

1 Bedroom | 2 Bathrooms | 2 Reception Rooms  
Occasional Bedroom With Mezzanine

Enjoying a southerly aspect looking into the grounds of The Old Grammar School, a one bedroom home in this most enviable, private location close to Cowbridge town. Accommodation over 1600 sq ft to include; generous lounge, large kitchen-dining room with appliances and 2-piece cloakroom. To the first floor: galleried landing area / occasional bedroom with mezzanine, shower room and principal bedroom with en suite shower room.

Allocated parking. Own patio seating area with lawn directly.

EPC Rating; TBC.

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### Directions

In Cowbridge Town Centre

Cardiff City Centre – 16.0 miles

M4 Motorway – 8.9 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Gated access from Church Street leads through a cloistered walkway to the front entrance for 10 The Range.

The solid entrance door opens into the lounge which is a fantastic sized sitting space with solid wooden floors extending in to the adjacent kitchen-dining room. An oak staircase with central carpet runner and metal spindles leads to the first floor and provides a neat storage cupboard beneath. This room benefits from a broad south-facing window overlooking the central courtyard for The Old Grammar School and furthermore, has a large freestanding gas-fire set on a stone hearth with limestone surround.

The lounge seamlessly opens into the superb kitchen-dining room which has been re-fitted in recent years and includes plenty of shaker-style storage cupboards with granite work surfaces atop and a long central island with breakfast bar area. A range of appliances to remain to include; a Range gas cooker and a fully integrated undercounter fridge, freezer, dishwasher and washing machine. There remains ample space for further furniture and a family sized dining table. Double doors are positioned to enjoy a south-westerly aspect, opening directly onto a paved terrace with communal gardens beyond. Also, there is a gas fire to remain with stone hearth and limestone mantel. To one corner there is a useful 2-piece cloakroom.

To the first floor, a generous galleried landing provides an additional bedroom space and has solid wood flooring. This large reception area is currently used by the owners as an occasional bedroom / music room, offering flexible and adaptable accommodation. One cupboard houses the Baxi gas-combi boiler. A recent addition to the property is the bespoke mezzanine room which provides useful storage space with glass door and balustrade.

From the galleried landing, oak doors open into a modern shower room with Velux window and into the principal bedroom.

The large double bedroom enjoys a lovely outlook over the gardens of The Old Grammar School and includes a very good range of 'Sharps' fitted wardrobes. Additionally there are two walk-in fitted wardrobes providing useful storage space. This room has the benefit of its own en-suite shower room with double shower enclosure.



## GARDENS AND GROUNDS

Set within landscaped grounds, this successful conversion of the Old Grammar School 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.

No.10 The Range is within the former Science Labs for the school and has its own patio area enjoying a southerly aspect accessed from the kitchen, plus lawned section. Beyond this paved garden are the private grounds of the Old Grammar School, with each property owner contributing to the maintenance of this lovely, well-manicured communal area. All residents benefit from these grounds, edged by the old town walls.

Allocated parking space within the 'main' car park can be accessed from Church Street via remote controlled gates. A locked pedestrian gate leads from this paved courtyard via a cloistered walkway to the entrance way for the property. Each property has a video access phone to allow residents to see visitors and allow entry.

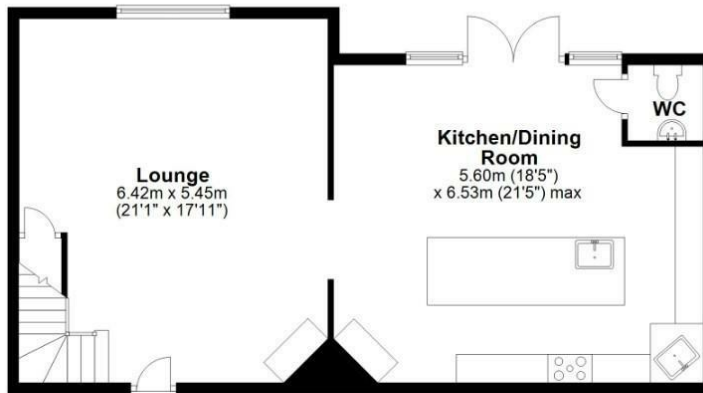
## ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired combi central heating. Council tax band G.

It is understood there is a service charge of approx £1,300 per annum payable by all residents of The Old Grammar School to cover maintenance of communal grounds and shared areas.

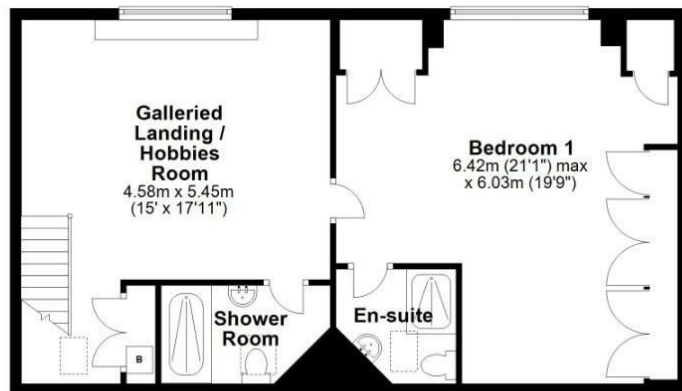
### Ground Floor

Approx. 72.1 sq. metres (776.6 sq. feet)



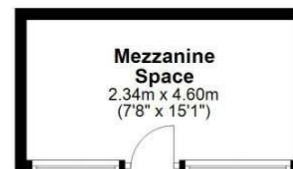
### First Floor

Approx. 73.9 sq. metres (795.0 sq. feet)



### Mezzanine

Approx. 10.8 sq. metres (115.9 sq. feet)



Total area: approx. 156.8 sq. metres (1687.4 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(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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