



Bell House , Tredodridge,
Nr Cowbridge, Vale Of Glamorgan, CF71 7UL

Watts
& Morgan



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Guide Price £725,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A spacious, detached family home located in the centre of Tredodridge with countryside views and a generous plot. Accommodation over 2400 sq ft to include; entrance hallway, sitting room with open-fire, lounge with contemporary gas fire connecting to dining room, sun-room, ground floor shower room and kitchen. First floor with four double bedrooms, 4-piece family bathroom and WC to principal bedroom. Loft room/home office. Well manicured generous front and rear gardens, ample driveway parking and double detached garage.

Additional land of 2.71 acres available by separate negotiation.

EPC Rating; 'TBC'.

Directions

Cowbridge Town Centre – 6.2 miles

Cardiff City Centre – 15.0 miles

M4 Motorway – 1.6 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

A sizeable family home 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. With amazing countryside views and the option to purchase via separate negotiation an additional 2.71 acre field with stable block, a short walk from the property.

A stable door leads into a porch with utility store and a stained glass door opens directly into the kitchen.

The kitchen has been fitted with a range of traditional pine wall and base units with complementary work surfaces wrapping around into a breakfast bar area with quarry tiled flooring. A range of appliances to remain to include; 4-ring gas hob, oven with grill, microwave and a dishwasher plus a freestanding solid fuel 'Tiroliia' stove nestled in an inglenook with feature mosaic border tiles. A broad window over-looks the gardens and grounds.

The entrance hallway leads off to all living accommodation with carpeted staircase to the first floor and into a useful walk-in pantry/cloakroom.

The sitting room is a generous sized reception room benefitting from four large windows over-looking the front veranda and lawn. This room is laid with original block parquet flooring with open fire set on a tiled hearth.

From here, double doors lead out into the sun-room which wraps around to the side and front of the property with access provided onto a west-facing patio area which catches the evening sun. Also the sun-room links into the front veranda.

The lounge is another good sized family home offering a lovely outlook over the gardens with French doors providing access out onto the garden with double doors seamlessly opening through into the dining room. A central feature to this room is the contemporary gas-fire. The dining room also benefits from original parquet flooring and French doors connecting into the garden with canopied seating area. A stained glass serving hatch opens into from the dining room into the kitchen.

Completing the ground floor is a 3-piece shower room.

To the first floor the landing leads to four double bedrooms and an airing cupboard houses the 'Worcester' LPG boiler (fitted approx 2022) and an enclosed staircase leads to the loft rooms. The principal bedroom is a spacious double room with a lovely outlook over the front onto surrounding countryside. There is a good sized fitted wardrobe and this room benefits from its own WC.

Three further double bedrooms have shared use of the contemporary 4-piece family bathroom with separate bath and double shower with modern LVT-flooring.

The loft space provides good storage, home office space and hobbies room with three large Velux windows.



GARDENS AND GROUNDS

Bell House is positioned in the centre of the Hamlet of Tredodridge located just off the country lane with gated driveway parking leading to a double detached garage. The garage has two electric doors and pedestrian access with full power supply.

The sizeable plot presents wrap-around well-manicured gardens which are predominantly laid to lawn. The front benefits from a south westerly aspect enjoying colourful mature borders and a veranda with paved seating area. A chipping footpath leads around to the side of the property with large lawn bordering fields. The garden offers a timber gazebo, pool, several storage sheds and vegetable patch to remain.

ADDITIONAL INFORMATION

Freehold. LPG gas fired central heating. Septic tank drainage. Council Tax is Band G.

Additional field with stable block totalling 2.71 acres can be purchased via separate negotiation; just a short distance from the property.

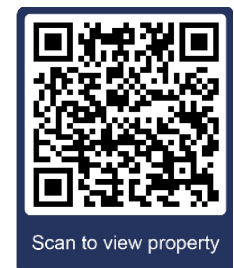


Total area: approx. 227.8 sq. metres (2451.8 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			52
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC





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