



Trehill Cottage , St. Nicholas,
Vale Of Glamorgan, St Nicholas, CF5 6SJ

Watts
& Morgan



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Guide Price £875,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms
Double Garage with Summer Room & WC

To the very heart of this reputable Vale village, and dating back to the 17th Century, a substantial part-tatched Cottage with immense character. Sympathetically extended in recent years to offer superb family living to the ground floor. This spacious property offers accommodation over 2400 sq.ft to include; entrance hallway, large lounge with underfloor heating, family kitchen/dining room with integral appliances plus boot room and utility. Four double bedrooms, one en-suite, a luxurious family bathroom plus WC. Attractive walled garden with lawns and paving. Gated off-road parking to rear and double detached garage/summer room. Viewing highly recommended to appreciate this unique family home in the heart of St. Nicholas Village.

No ongoing chain. EPC Rating; D.

Directions

Cowbridge Town Centre – 6.0 miles

Cardiff City Centre – 10.0 miles

M4 Motorway – 4.0 miles

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Summary of Accommodation

ABOUT THE PROPERTY

Trehill Cottage is predicted "to date from Victorian times" classed as a 'County Treasure' (ref no. 1326) by the Vale Of Glamorgan Council, situated in the conservation area of St Nicholas.

Presumed to be an original farm labourers Cottage attached to Trehill Farm, the property has undergone a superb and thoughtfully-designed extension within recent years to combine a traditional part-thatched stone Cottage with tasteful contemporary U-Shaped ground floor living.

Trehill Cottage is approached from Chapel Lane directly off the A48, nestled to the centre of St Nicholas village, with views to the rear overlooking Trehill Methodist Chapel built pre-1800.

A broad hardwood door leads through into the welcoming entrance hallway with Welsh slate tiled flooring and oak doors which leads off to all living accommodation and bedrooms. The impressive lounge is a large reception room to the oldest part of the thatched cottage, offering three lower level windows along with a dual aspect providing plenty of natural light to this reception space. With many original features to include ceiling beams, exposed original stone walls with central inglenook fireplace and flagstone hearth. There is carpeted flooring with electric under-floor heating and a storage cupboard which houses the controls.

To the heart of this family home is the open-plan kitchen/dining room, which provides ample space for a large dining table and chairs with two deep-siled picture windows overlooking the front and rear courtyards. The dining room leads seamlessly through into the modern, sleek kitchen which offers a range of high gloss wall and base units with dark granite tops and co-ordinating central island with breakfast bar area. Appliances to remain to include; freestanding range gas cooker, integral wine cooler, fridge/freezer and dishwasher. The work surfaces extend to the deep siled windows and large skylights provide ample natural light into this heart of the home.

Adjacent to the kitchen is a boot room which leads out to the rear courtyard, and also into a utility which houses the gas combi boiler and provides plumbing for appliances.

To the south side of the property lies all bedroom accommodation, with four double bedrooms in total to this ground floor level.

The principal bedroom is a spacious double room with Aluminium French doors enjoying a lovely outlook over the rear garden and benefits from its own 3-piece en-suite shower room. The other three double bedrooms have shared use of the family bathroom which has been fitted with a luxurious 4-piece suite. Additionally there is a 2-piece cloakroom.



GARDENS AND GROUNDS

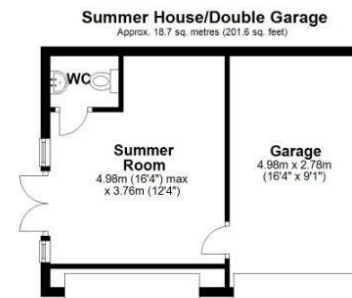
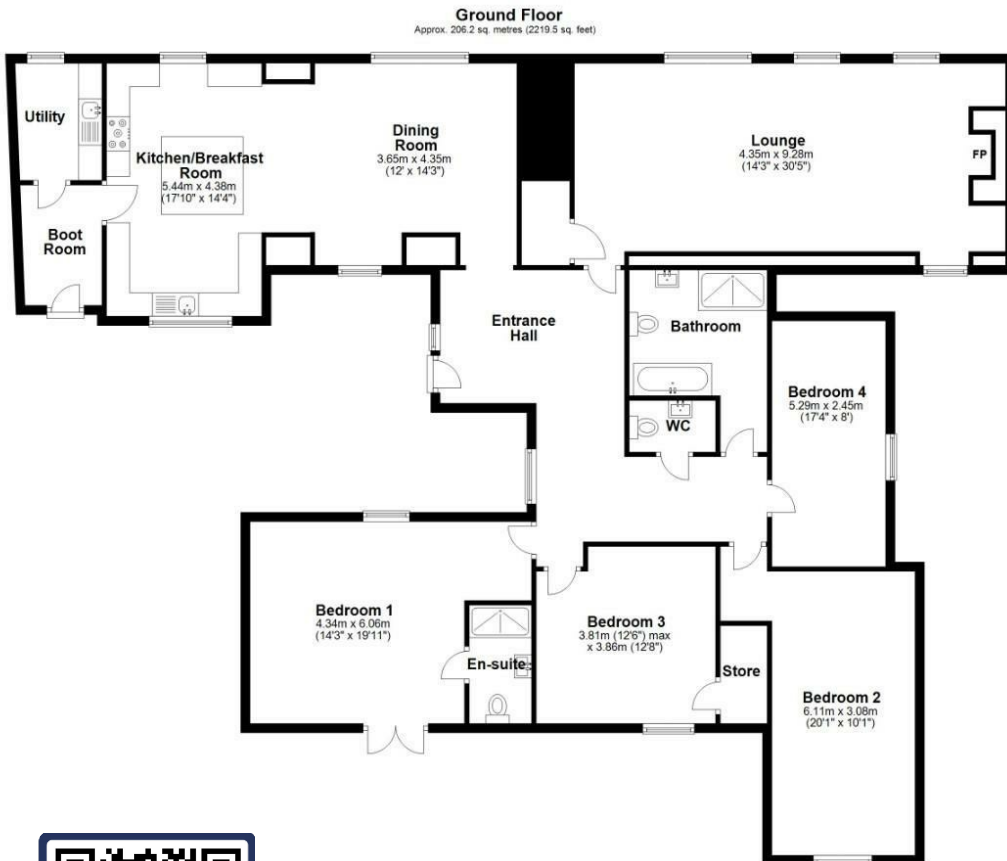
Trehill Cottage is located on the main road connecting Cowbridge and Cardiff, with access from Chapel Lane. The large front courtyard is laid to flagstone.

From Chapel Lane, double gates open onto the private driveway providing off-road parking for several vehicles. The driveway leads to a recently added detached double garage with electric up and over shutter doors and an extra set of French doors which provide access out to the garden. This detached space offers one garage store and the second garage has been converted into a hobbies/summer room with WC, full power supply and electric heating.

The rear garden has been fully landscaped to offer a large flagstone patio area with central lawn and enjoys a south-westerly aspect to enjoy the afternoon through to late evening sun. There is a good degree of privacy to the garden due to being surrounded by tall trees and mature shrubs. An original stone wall encloses the garden with a lockable pedestrian side gate providing direct access onto Chapel Lane.

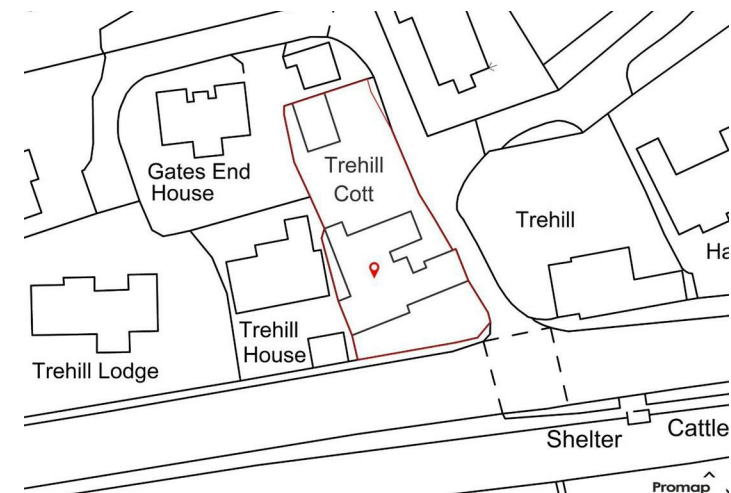
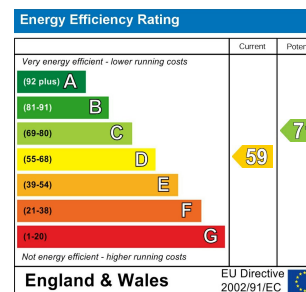
ADDITIONAL INFORMATION

Freehold. All mains connected. Gas fired combi central heating. Electric under-floor heating to lounge. Council Tax Band G.



Total area: approx. 224.9 sq. metres (2421.1 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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