



The Old Cottage , Southerndown,  
Vale Of Glamorgan, CF32 0RW

Watts  
& Morgan



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Vale Of Glamorgan CF32 0RW

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**Guide Price £420,000 Freehold**

2 Bedrooms | 1 Bathroom | Open-Plan Living

An impressive, fully renovated cottage in Southerndown Village. A short stroll to fine-dining 'Frolics' restaurant, the local 'Golden Cups' pub, 'West Farm' café and Southerndown beach with Dunraven castle ruins. Accommodation to include; first floor open living with log burner, bi-folding doors with amazing sea views and contemporary kitchen with integral appliances. Two ground floor double bedrooms and a contemporary family bathroom. Front paved courtyard. An ideal second home or holiday let.

Viewing highly recommended to appreciate this high specification property.

EPC Rating; 'D'.

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## Directions

Cowbridge Town Centre – 9.1 miles

Cardiff City Centre – 27.0 miles

M4 Motorway – 7.6 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Situated on the main road through Southerndown Village with adjacent Golden Cups pub and restaurant, sits The Old Cottage which dates back to 1840.

The coastal path and Southerndown beach is just a short stroll away, along with fine-dining 'Frolics' restaurant and dog-friendly West Farm café with its amazing sunset views.

In recent years, the property has undergone a full renovation by the current owners to maximise the amazing first-floor sea views and sunsets.

A hardwood door with stained glass leads into the entrance hallway to the ground floor bedroom accommodation. The hallway benefits from a built-in storage cupboard and a carpeted staircase leads to the first floor landing.

To this ground floor are two double bedrooms, each benefitting from their own fitted storage and provide ample space for freestanding furniture.

Both bedrooms have shared use of the 3-piece family bathroom which has been fitted with a contemporary suite to include; L-shaped bath with shower over, wall-hung wash hand basin and a WC with quartz sill and an obscured sash window with modern plank-effect tiled flooring.

To the first floor landing, there is oak flooring and a large loft hatch gives access to a partially boarded loft space. A door opens through into the superb open-plan living/dining/kitchen area. Designed to maximise the amazing sea views across Dunraven Estate with triple bi-folding doors opening out onto a Juliette glass balcony.

The lounge has a central feature stone fire surround with freestanding log burner nestled on a flagstone hearth. Also two uPVC sash windows overlook the front elevation and across countryside. The lounge seamlessly opens into the quality-fitted kitchen which has been fitted with a range of 'Dove Grey' wall and base units with stainless steel handles and quartz work surfaces with upstands. Offering a range of integral appliances to remain to include; 'Neff' hide and slide double oven with grill, 5-ring gas hob with glass backplate, a contemporary 'Bosch' touch-screen extractor hood and washer/dryer. Also a dishwasher, pull-out bin store and one tall cupboard houses the 'Worcester' gas combi boiler.

This first floor has a vaulted ceiling with exposed ceiling beams providing a light and airy ideal entertaining space to enjoy those superb sea views.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired combi central heating boiler (fitted 2017). Council tax band D.



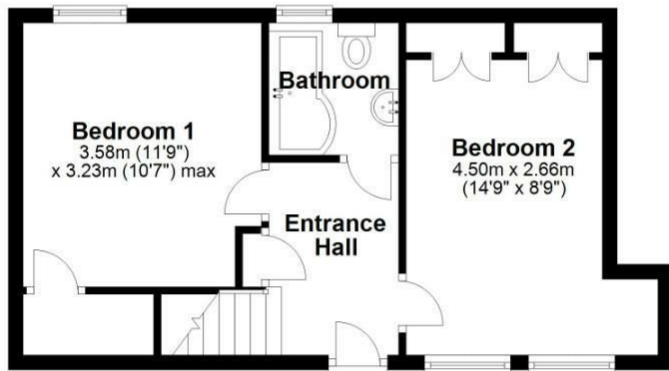
## SITUATION

The Village of Southerndown is positioned within attractive countryside and adjoins the Glamorgan Heritage Coastline with its beautiful cliff top walks and mixture of sandy and stony beaches, perfect for all-year round swimming. Southerndown beach is perfect for dog-walking with the ruins of Dunraven Castle on Witches Point, an ideal place to explore. The Village itself includes an attractive blend of old and new properties together with the ever popular 'Frolics' restaurant, the Golden Cups public house, Church and cricket club. Plus the recently opened clifftop cafe/bar West Farm with its dog-friendly terrace and stunning sea views. The Wales Coast path lies within yards of The Old Cottage, or just a short drive away at St Brides Major there is The Fox Pub and Restaurant which has been recently restored by local Welsh Rugby legend Gavin Henson which enjoys regular live music. Additionally, the Village of Ogmoria is a short 5 minute drive away and has an all-year round dog-friendly beach with 12th Century Castle ruins, Pelican Inn pub and nearby Merthyr Mawr sand dunes.

The Vale of Glamorgan offers a good range of leisure and country pursuits. Slightly further afield, the Market Town of Cowbridge includes a leisure centre, various sporting clubs, fine restaurants and independent shops and delis, as well as a large Waitrose store. There are several golf clubs in the area which include the Royal Porthcawl, St. Mary Hill and the nearby Southerndown Course. Cardiff with its growing foodie and wine scene offers fantastic shopping facilities and is accessible by train from Bridgend or Llantwit Major, or via car.

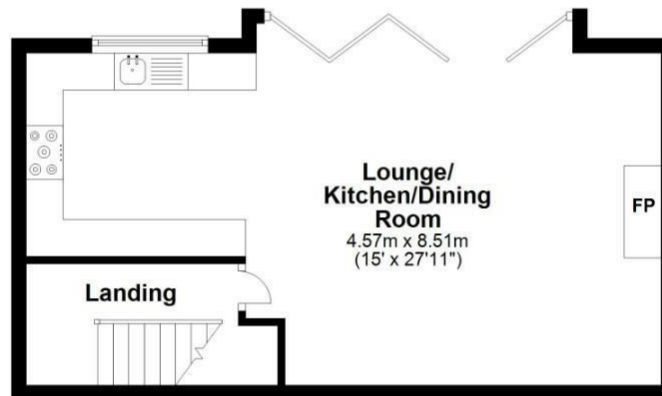
### Ground Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



### First Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



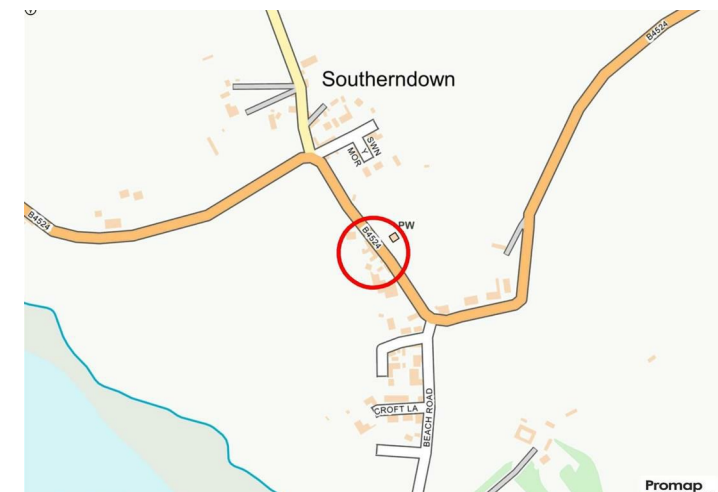
Total area: approx. 76.5 sq. metres (823.7 sq. feet)

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



Scan to view property

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		56	78
		EU Directive 2002/91/EC	



Promap

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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