



Bron Y Garn, St Hilary,
Nr Cowbridge, Vale of Glamorgan, CF71 7DP

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7DP

Guide price: £699,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A unique, detached property tucked away along a quiet country lane bordered by an open field yet within yards of the heart of this pretty conservation village. Arranged over three storeys in total, it provides over 2200 sq ft of accommodation and offers considerable scope for any purchaser to further adapt and modernise to suit their own requirements (subject to any appropriate consent). Hallway, large family lounge with adjoining dining area, kitchen/breakfast room, utility area and WC. To the first floor: an especially large principal bedroom, two further double bedrooms and a large family bathroom. Garage accessed from driveway. South facing flagstone paved patio and lawn to the rear.



Directions

Cowbridge Town Centre – 2.4 miles

Cardiff City Centre – 11.6 miles

M4 Motorway, J35 Pencoed – 8.7 miles

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Summary of Accommodation

About the property

Bron Y Garn is a truly unique property, having been occupied by the same family for at least 50 years. It is located conveniently close to the Bush Inn Public House and is still conveniently close to Cowbridge Town. Arranged over three levels, it provides over 2200 sq ft of accommodation and offers a great opportunity for any purchaser to further modernise and adapt to create a home to suit their needs (subject to any appropriate consent). Steps lead from the driveway to the entrance hallway from which doors lead to the lounge, to the kitchen/breakfast room and to a cloakroom; stairs lead to the first floor bedroom. The family lounge is an extremely generous space with a marble fireplace as a focal feature. Windows to three sides provide a great amount of natural light; double glass doors open to paved south facing patio garden to the rear whilst a square bay to one side looks out over farmland. Two steps lead through a panelled, broad open square arch to the dining area. This also looks out over the rear garden and links to the adjoining kitchen/breakfast room. This great family space has windows looking over the front elevation and second broad window, from the breakfast area, looking on to the rear garden plus a glass door that opens onto the patio. The kitchen itself includes a good range of units with appliances, where fitted, to remain including oven, ceramic hob and integral dishwasher; fridge-freezer also to remain. An adjacent rear entrance hallway and utility room provide further opportunities for storage together with a large butlers sink space/plumbing for a washing machine. A ground floor cloakroom/WC is located to the hallway.

To the first floor there are three double bedrooms, a family bathroom and a separate WC, all accessed from the landing area. The principal bedroom is a supremely large room with windows to three elevations and a balcony enjoying a southerly aspect. There is considerable potential, if required, to sub-divide to create additional bedroom space. All three bedrooms are double rooms and all have a wash-hand basin. All share use of a great sized family bathroom with bath and separate shower cubicle. There is, in addition, a separate WC.

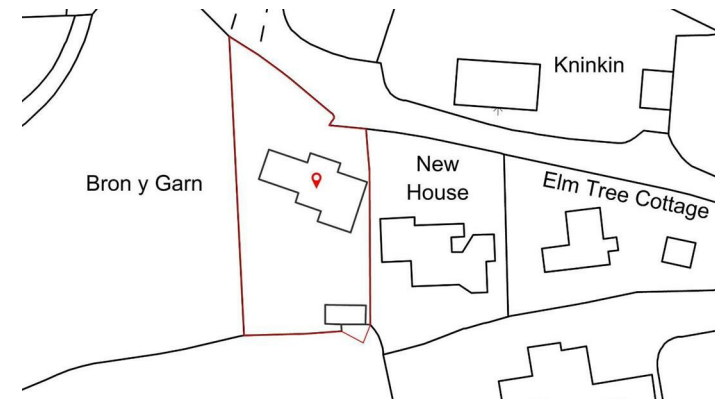
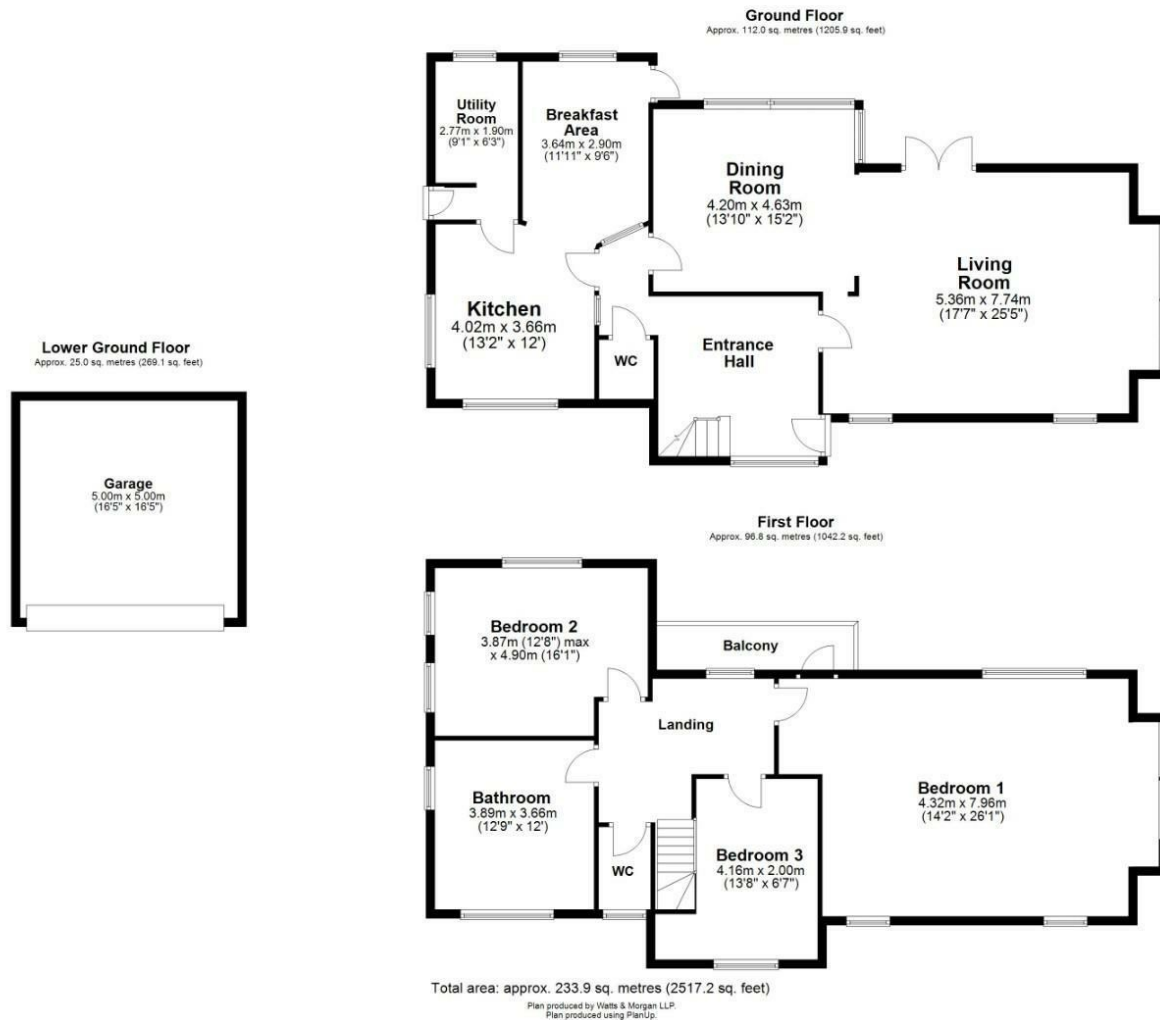
Additional information

Freehold. Mains electric and water connect to the property. Cess pit drainage. Oil-fired central heating. Council tax: Band H.

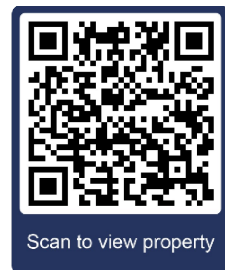


Garden & Grounds

From its lane frontage, a broad gated entrance leads onto the driveway fronting the property, this has space for two cars and also gives access into the double garage. The double garage (approx. max. 5.1m x 5m) is entered via a remote controlled sectional door and provides a good, additional parking / storage space. Quarry tiled steps lead from here to the principal entrance while a path runs from the driveway to one side of the property, leading, in turn, to the rear garden space. The rear garden enjoys a fine southerly aspect, there being a wonderful paved seating area accessed directly from the family lounge. An additional paved area overlooked by the breakfast room and utility room. From this paved space, steps lead up to a larger area of lawn bordered by mature hedging and fencing and including, to one corner, a timber garden store shed (not inspected internally). Hedgerow boundaries divide the property from the adjoining fields.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		51	
(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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