



Craig Lodge, Main Road  
Ogmore By Sea, CF32 0QL

Watts  
& Morgan



# Craig Lodge, Main Road,

Ogmore By Sea, CF32 0QL

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## Guide Price £549,950 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A detached, unique property located in the heart of Ogmore By Sea. Just a short stroll to the sea and several coastal paths. Character property offering substantial family accommodation throughout with many original features. Accommodation over 1900 sq. ft. to include; entrance hallway, lounge with log burner, open-plan kitchen/dining room, utility room, ground floor bedroom and shower room. First floor landing leads to three double bedrooms, 1 en-suite and a 4-piece family bathroom. Additionally a first floor sunroom with exceptional sea views. South-facing terrace with private deck to enjoy the sunset, pergola and astro-turf garden. Garage/store and off-road parking for one vehicle.

No onward chain.

EPC Rating; E.

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### Directions

Cowbridge Town Centre – 9.3 miles

Cardiff City Centre – 27.2 miles

M4 Motorway – 8.0 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

From Craig Yr Eos Road, a sheltered entrance leads to the hallway with quarry tiled flooring laid to herringbone-style with a carpeted staircase leading to the first floor landing. The property offers a wealth of original features to include exposed stone walls with hardwood doors leading off to the living accommodation.

The lounge is a delightful, cosy reception room with exposed stone wall and sea views from both windows with stone sills and exposed oak lintels. This room has freestanding Victorian style cast iron radiators and a feature to this room is the freestanding log burner set on a slate hearth with stone inglenook fireplace and recessed shelving to one side.

To the heart of this family home is the open-plan kitchen/dining room. The kitchen has been fitted with a range of shaker style custom painted base units with butchers block solid work surfaces and co-ordinating central island with breakfast bar area. Offering a freestanding Rangemaster gas cooker to remain with dual ovens, along with a fitted oven/grill, electric hob and integral dishwasher. Further featuring a Belfast sink with Victorian style taps and stone surface. With two south-facing windows to the front aspect and a courtesy door opens into the integral garage/store. This sociable family room opens seamlessly into the dining area with quarry tiled flooring and has a freestanding cast iron radiator. From the kitchen, a spiral staircase leads to the first floor sunroom.

The large utility provides plumbing for appliances and houses the gas central heating boiler.

To the rear of the property is an inner hallway which leads to a ground floor bedroom, currently utilised as a playroom, and an adjacent 3-piece shower room with good size storage cupboard.

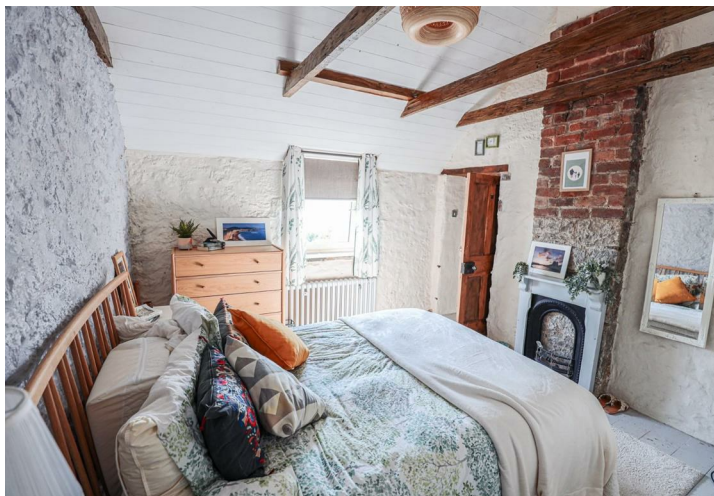
To the first floor landing, there is an original stained glass feature window and a vaulted ceiling with stunning sea views to each front facing window. There is also a loft hatch within the eaves and a good size laundry cupboard.

The principal bedroom is a delightful double room with stone wall and exposed ceiling beams within a vaulted ceiling, enjoying the beautiful panoramic sea views. This bedroom has the benefit of its own shelved storage cupboard along with steps down into a 3-piece en-suite.

There are two further double bedrooms to this side of the property with exposed floorboards and ample space for freestanding furniture.

A central corridor runs to the sunroom with a superb box bay window to appreciate the breath-taking sea views and sunsets. This window has a bespoke fitted bench to remain. From here, French doors lead out onto the raised sunny terrace.

The family bathroom offers a 4-piece suite to include; roll-top freestanding bath and separate double shower.



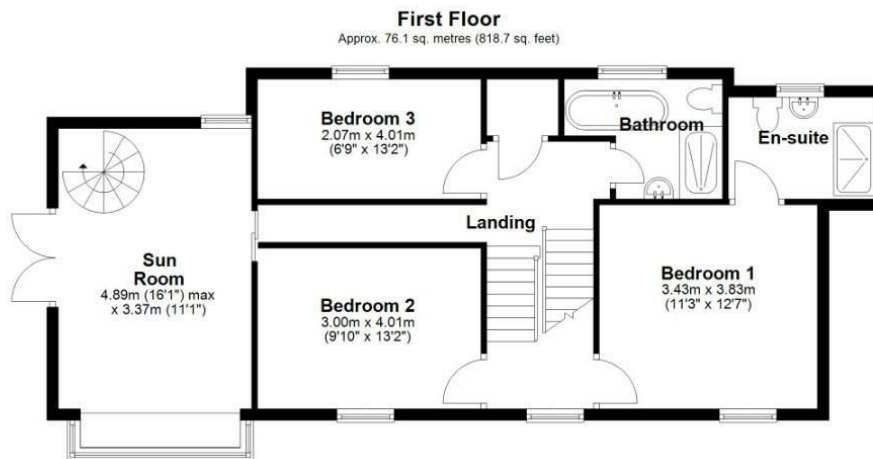
## GARDENS AND GROUNDS

To the front of Craig Lodge is a parking space for one vehicle with a dual manual door opening into a garage/store space. The property is just a short stroll to the direct coastal path onto Ogmores beach.

From the first floor sunroom, French doors open onto a sunny raised terrace with glass balustrade, ideal for al-fresco dining to appreciate the spectacular sea views. Steps lead around to a sheltered astroturf area with timber pergola and surrounded by mature planted borders offering an array of colourful foliage. Gated stepped access leads onto a large deck running the length of the property and an additional astro-turf area enjoys the morning sunrise - a sheltered and private space.

## ADDITIONAL INFORMATION

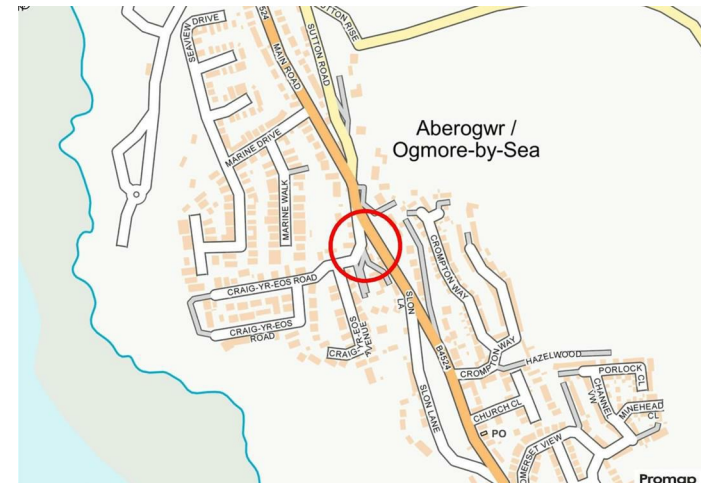
Freehold. All mains services connected. Gas-fired central heating. Council Tax Band F.



Total area: approx. 176.7 sq. metres (1902.5 sq. feet)

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

### Craig Lodge, Ogmores-by-sea



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(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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