



Gelliwig, 6 Stoney Lane,  
Corntown, Vale Of Glamorgan, CF35 5AL

Watts  
& Morgan







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## Guide Price £799,950 Freehold

4 Bedrooms | 3 Bathrooms | 5 Reception Rooms  
Double Garage | 0.3 Acre Plot

A substantial, well-presented four bedroom detached property located in the highly reputable village of Corntown. This sizable family home has been extended over the years to offer well-proportioned and flexible accommodation throughout. Accommodation approx 2,400 sq.ft to include; entrance hallway, cloakroom/WC, bay-fronted lounge, conservatory and kitchen/breakfast room with utility. Plus dining room, home office and family room. To the first floor; four double bedrooms, two en-suites and a luxurious family bathroom. Generous plot approx 0.3 acres with mature lawned gardens. Driveway parking for several vehicles and a double garage with electric door.

Viewing highly recommended to appreciate this the prime position within Corntown backing onto farm fields. Cowbridge school catchment & Ysgol Bro Morgannwg. EPC Rating; 'TBC'.

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### Directions

Cowbridge Town Centre – 5.6 miles

Cardiff City Centre – 21.4 miles

M4 Motorway – 5.3 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

From its large enclosed frontage, a footpath leads to the front entrance which offers an inviting hallway with a carpeted staircase leading to the first floor and a contemporary 2-piece cloakroom.

The lounge is a delightful bay-fronted reception space with sliding doors leading into the conservatory; a peaceful place to sit and enjoy the views over the gardens and over farm fields.

The kitchen/breakfast room has been fitted with a range of beech wall and base units and complementary laminate work surfaces. Offering a range of appliances to remain to include; 'Neff' 5-ring gas hob with splash-back and extractor hood over, 'Hotpoint' double oven with grill, integral dishwasher and under-counter fridge and freezer. There is ample space for a breakfast table and chairs with a door leading off into a utility space with plumbing for appliances and access provided out to the rear garden.

Adjacent to the kitchen is a large dining room with bay-window overlooking the front aspect.

From here, a later extension added to this family home, provides two home offices which offer versatility as a family room/playroom.

To the first floor, an airing cupboard houses the gas boiler with shelving for laundry and there is a full sized loft hatch with pull-down ladder and lighting. All doors lead off to the bedroom accommodation.

The principal bedroom is a generous double room with a lovely elevated outlook to the front aspect over Ewenny and further afield. This bedroom benefits from a walk-in wardrobe and leads into a recently modernised 4-piece en-suite bathroom with floating sink and walk-in shower with large rainfall shower over.

The second guest en-suite bedroom is another spacious room with a front outlook, walk-in closet and luxurious en-suite shower room.

Completing this first floor are two further double bedrooms which both share use of the luxurious 4-piece family bathroom, to include a dual ended bath with separate corner shower enclosure and porcelain tiled flooring.



## GARDENS AND GROUNDS

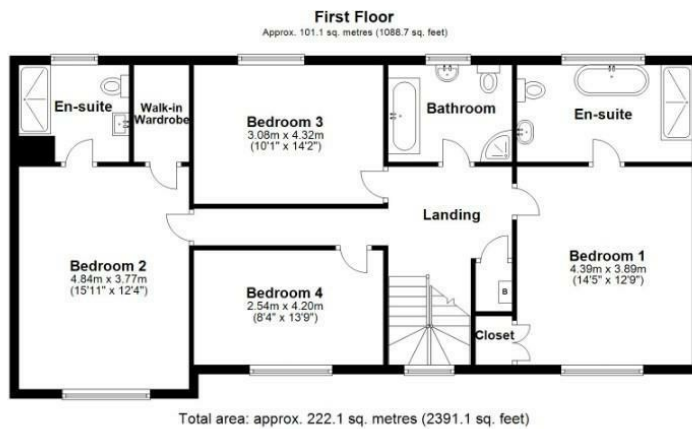
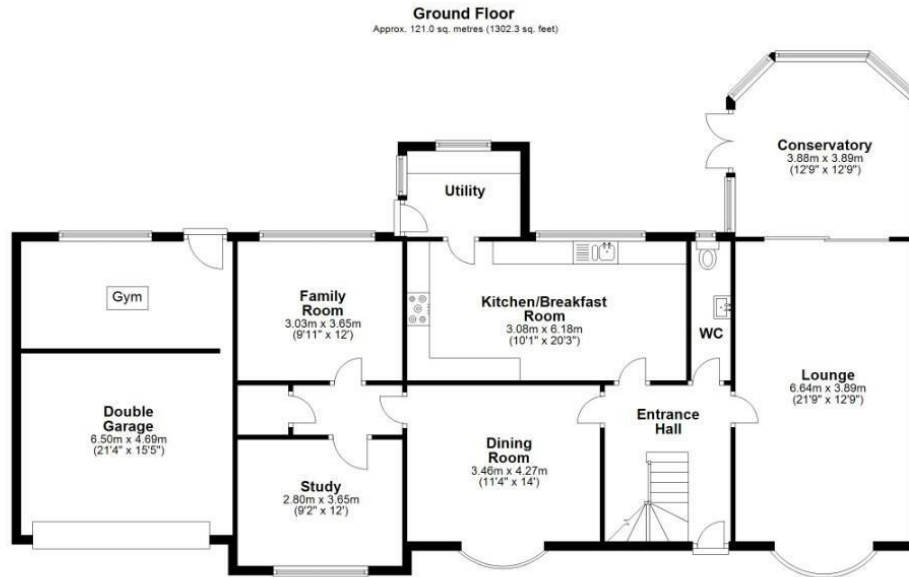
Gelliwig offers an enviable position to the top of Stony Lane benefitting from splendid views over western Vale countryside, enjoying a peaceful position within Corntown. With a generous plot approx 0.3 acre of mature lawned front and rear gardens, and off-road driveway parking for several vehicles leading to a double garage with electric remote controlled door. The garage has been partitioned to incorporate a store/gym to the rear with access provided out to the garden.

The enclosed frontage is centred around a large lawn with paved area for a bistro set and footpath to front door with side gate providing access around to the rear garden. There are several planted trees and mature shrub borders.

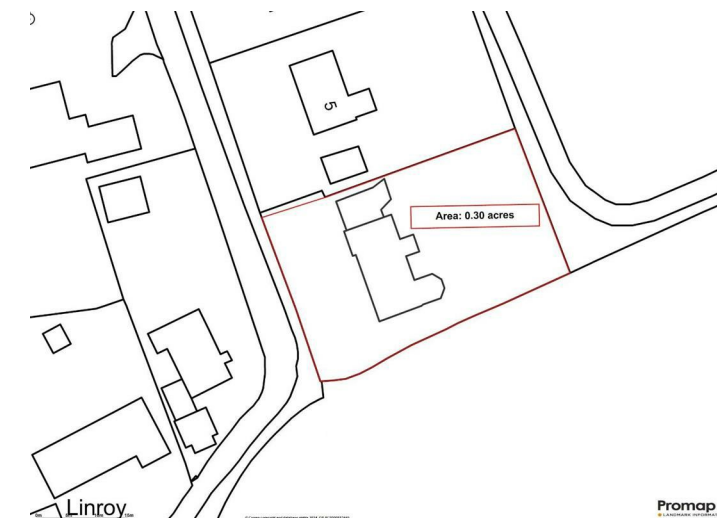
To the rear of the property, a superb landscaped garden with large lawn surrounded by tall trees and foliage giving a private and peaceful area to enjoy, backing onto farmland with distant views over the Vale and Bridgend. There is a large decking area which is ideal for al-fresco dining which leads onto a timber pergola area. Additionally there is a raised composite deck with glass balustrade and additional storage beneath with full power supply.

## ADDITIONAL INFORMATION

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	69
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
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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