



Llanblethian Village  
Near Cowbridge, Vale of Glamorgan, CF71 7JU

Watts  
& Morgan







# Llanblethian Village

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**Guide price: £1,500,000 Freehold**

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A most wonderful cottage in this highly respected village within a plot of about 2.5 acres in total. Retaining a wealth of period features, the property oozes character and charm and offers deceptively spacious family accommodation with scope to further extend. Lounge opening to south facing flagstone paved patio, playroom and kitchen open to a further living area. Also utility room and cloakroom. Principal bedroom with dressing room and en suite bathroom, two further double bedrooms and family bathroom. South facing flagstone paved patio with lawns screened by mature trees and offering a great degree of privacy. Ample driveway parking, detached double garage, brick and stone built potting shed/studio. Extensive gardens including a number of mature specimen trees. Planning permission granted to extend.

EPC rating: TBC

## Directions

Cowbridge Town Centre – 1.1 miles

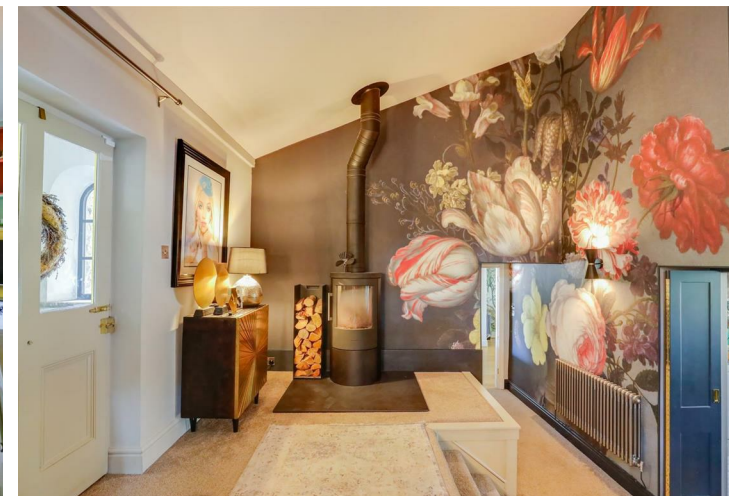
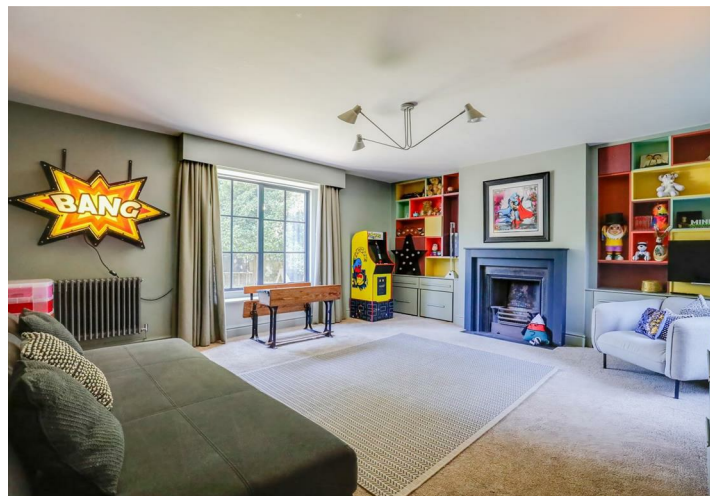
Cardiff City Centre – 14.8 miles

M4 Motorway, J35 Pencoed – 6.5 miles

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## Summary of Accommodation

### About the property

This wonderful, unique prospect is a cottage of immense character - understood to be stabling for a larger nearby property - and converted to create a characterful family home. The accommodation has been modernised and much improved in recent years to offer a great blend of period features and modern facilities. An entrance porch opens into the ground floor vestibule hallway. This double height hallway features a galleried landing over and a 'Hwam' wood burner providing an additional source of heat to radiate through the house. Staircase leads up to the bedroom accommodation while four steps lead down to the living accommodation. All the principal reception rooms are positioned to enjoy a southerly aspect, looking out over or opening onto a flagstone paved patio. The central lounge is a wonderfully cosy room with gas-fired wood burner-style heater and a range of fitted cupboards including a concealed bar. Bi-fold doors open directly onto the patio area while internal doors lead into an adjacent playroom room. This large space has, as a focal feature, a simple cast iron fire place with slate surround set within a chimney breast and flanked by shelved alcoves. To the south eastern corner of the property is a third reception room - a living/breakfast room linked by an open square arch to the kitchen; double doors lead to the south facing patio and a wood burning stove acts as a focal feature. Wooden flooring to this living space extends into the kitchen. Modern kitchen includes a range of painted wooden units with solid wooden work surfaces. Freestanding 'Smeg' range cooker to remain, plumbing for dishwasher and space for tall fridge/freezer. An adjacent utility room/rear entrance way includes much extra storage together with space/plumbing for a washing machine and dryer. A cloakroom is accessible from the hallway; so, too, a wonderfully neat under stairs office area.



To the first floor the largest bedroom is open to the pitch of the roof and includes its own dressing room/walk-in wardrobe and en suite bathroom with bath and separate shower cubicle. Bedrooms two and three are both generous doubles and both have fitted wardrobes. These share use of the family bathroom with bath and shower over.

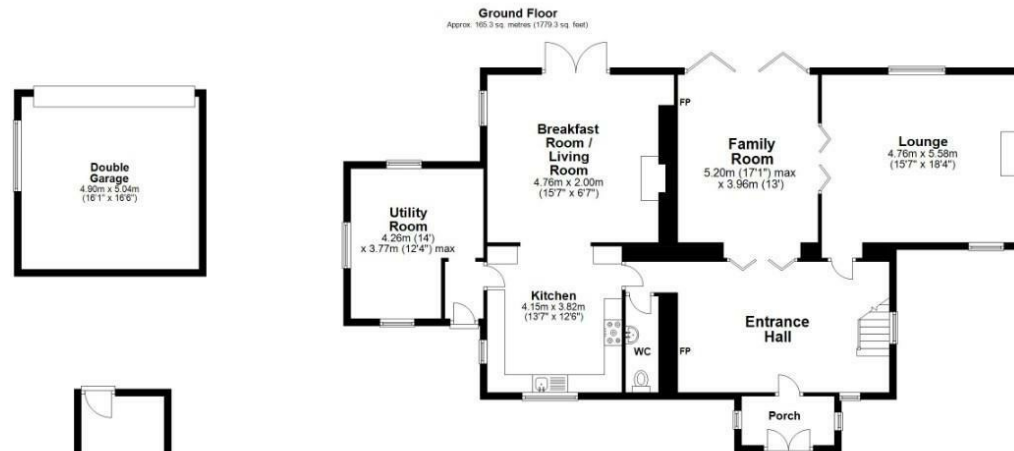
### Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: Band I.  
 N.B. Planning permission granted (Vale of Glamorgan Council Planning Ref: 2023/00987/FUL) to extend the property to its eastern side, creating a larger kitchen and living/dining space together with a further bedroom and balcony.



## Garden & Grounds

Located within yards of the village Church in Llanblethian yet set, to the main, behind stone walling and a pillared, gated entrance. A gravel chipped forecourt has room for a number of vehicles to park and gives access to the detached double garage (approx. max. 5m x 4.9m). The garage itself has power connected and is entered via an electric door. Adjoining the entrance gate is a stone built potting shed (approx. max. 5.4m x 2.4m), again having power connected and suitable for many and varied uses. A sheltered, private garden is to the south side of the property, including a broad flagstone paved patio accessible from two of the living rooms. To the centre of the patio is a contemporary pergola with retractable roof, ideal for summer entertaining and alfresco living. This patio, in turn, leads onto a surrounding area of lawn screened from neighbouring properties by mature trees. An additional paved garden is to the western side of the property and links round to the driveway. By far the largest portion of garden is to its northern side there being a including meadows and and a number mature trees. From this garden there are quite superb views over Llanblethian back towards Cowbridge town and beyond. The gardens and grounds are approaching 2.5 acres in total.



Total area: approx. 259.8 sq. metres (2797.0 sq. feet)

Plan produced by Veth & Morgan LLP  
Plan produced using PlanIt

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Scan to view property

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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