



Tithe Barn Cottage , Monknash,
Nr Cowbridge, CF71 7QQ

Watts
& Morgan



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Guide Price £799,500 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Nestled in the picturesque location of Monkash, this charming property offers a unique opportunity to own a character-filled cottage in the stunning Vale of Glamorgan. Boasting three reception rooms, four double bedrooms and three bathrooms spread over 2,600 sq ft. This cottage provides spacious and very adaptable living accommodation to suit a large family. Situated within the Glamorgan Heritage Coast, surrounded by farmland views and within walking distance to Monkash beach. Providing gated parking for several vehicles leading to a detached double garage, and a substantial south-facing private lawned garden.

No ongoing chain. EPC Rating; D.



Directions

Cowbridge Town Centre – 7.2 miles

Cardiff City Centre – 23.4 miles

M4 Motorway – 9.8 miles

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Summary of Accommodation

ABOUT THE PROPERTY

Approached from the lane which leads to Monknash Beach, sits Tithe Barn Cottage with its gated entrance and ample parking set beyond high stone wall.

There are three access points into the property; the main central door opens into the hallway with 2-piece WC and a staircase leads to the principal bedroom.

From here, there is the kitchen/breakfast room fitted with a range of oak wall and base units with quartz-effect work surfaces and central island. Offering a range of appliances to remain to include; large freestanding Rangemaster cooker with gas hob, integral dishwasher and fridge. French doors leads directly out onto the rear courtyard.

Adjacent to the kitchen is a boot room with access to the front driveway, and into a wine store, utility room and home gym.

To the other side of the property is a dining room with exposed stone wall, quarry tiled flooring and a staircase with useful storage connects to the first floor landing. Adjacent to the dining room is a study space with an outlook to the rear over farm fields.

Arched double doors from the dining room open into the lounge which occupies the oldest part of this property and is steeped in character with high-beamed ceiling, stunning inglenook fireplace with flagstone hearth and large freestanding wood burning stove. This sizeable reception room has original flagstone flooring and enjoys an outlook over the gardens with broad timber door providing access out to the grounds.

From the hallway, a staircase leads directly to the principal bedroom which is a very generous room offering two large storage cupboards, a 4-piece en-suite bathroom and a fitted sauna. This room also has access onto the front facing balcony with sea views.

A second staircase from the dining room leads to the first floor landing with amazing rural and coastal views across rear farmland. To this original side of the property are three bedrooms and the 3-piece family bathroom. The larger of the three rooms has the benefit of its own en-suite shower room and walk-in closet.



GARDENS AND GROUNDS

The frontage of Tithe Barn Cottage accommodates gated parking for several vehicles with granite cobbled driveway leading to a detached double garage, with full power and lighting. The gardens extend to the southerly aspect and side of the property which is fully enclosed and laid to lawn. There are flagstone areas accessed directly from the main lounge with mature borders and original stone walls - providing a private and sunny space to enjoy.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Cesspit drainage. Council tax band G.



Total area: approx. 245.2 sq. metres (2639.3 sq. feet)

Plan produced by Watts & Morgan LLP
Plan produced using PlanIt3D

Tithe Barn Cottage, Monkash

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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