



Elm Tree Cottage, St Hilary,
Nr Cowbridge, Vale of Glamorgan, CF71 7DP

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7DP

Guide price: £695,000 Freehold

4 Bedrooms | 1 Bathroom | 3 Reception Rooms

A rare opportunity to buy a detached family home within yards of the very heart of this most desirable, picturesque conservation village. Set in a sizeable, sheltered plot, the deceptively spacious and light accommodation has considerable scope to improve and modernise or to extend as many have done in the village (subject to any appropriate consents). Living room with open fire, dining room, kitchen with breakfast area, study and cloakroom/WC. To the first floor: four bedrooms, a family bathroom and a particularly generous airing cupboard. Plenty of driveway parking, large garage and extensive surrounding gardens with lawns and paved seating area screened by mature hedging to provide a great deal of privacy.



Directions

Cowbridge Town Centre – 2.4 miles

Cardiff City Centre – 11.6 miles

M4 Motorway J35 Pen-coed – 8 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Elm Tree Cottage is a spacious, detached family home built in the mid 1970's and occupied by the same family for 45 years. It is the first time on the market in many years and offers a rare opportunity to buy a property in this village. It offers exceptional potential to modernise/improve or extend, as many have done in St Hilary (subject to any appropriate consents). A broad, covered entrance porch leads to a light filled hallway featuring a stunning, interior window looking into the dining room. A door leads from the hall into the kitchen; and two steps lead up into an inner hallway with family lounge, study and toilet / cloakroom. The family lounge is to the south western corner of the property and has two picture windows both overlooking the garden and providing a great deal of natural light. It has, as a focal feature, an open fire resting on a quarry tiled hearth with exposed stone surround. This living room connects through to a dining room beyond which is the kitchen/breakfast room. The dining room itself has sliding doors opening to the garden while the kitchen has a doorway opening to the same elevation. The kitchen includes a range of units with space/plumbing for washing machine and for a dishwasher; it is open plan to the breakfast area. The study is a wonderfully versatile space with potential to be used as an additional reception room / playroom. A ground floor cloakroom / WC includes access to a deep under stairs store cupboard.

To the first floor a split level landing area has doors leading to all four bedrooms and to the family bathroom. The main bedroom is a wonderfully light room with windows to two elevations, looking over the garden and beyond the village onto farmland. The three largest bedrooms are all doubles, the fourth a single and all share use of the family bathroom with its bath and adapted shower area. Two of the bedrooms feature tongue and groove pine to the ceiling. There is a particularly generous airing cupboard accessible from the landing.

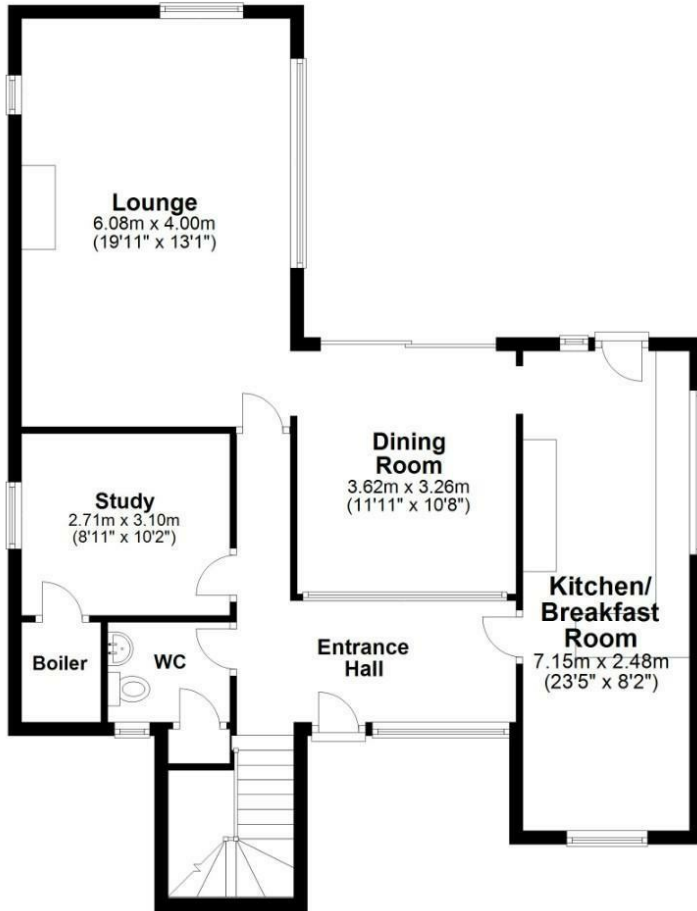
Additional information

Freehold. Mains electric and water connect to the property. Oil-fired central heating. Cesspit drainage. Council Tax: Band G



Ground Floor

Approx. 83.7 sq. metres (900.6 sq. feet)



First Floor

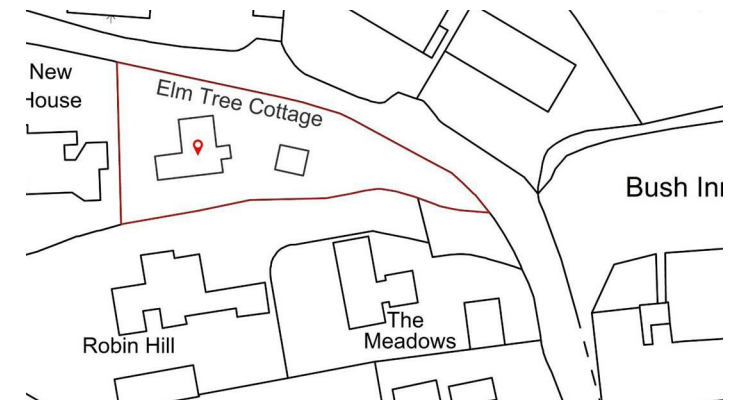
Approx. 65.4 sq. metres (704.0 sq. feet)



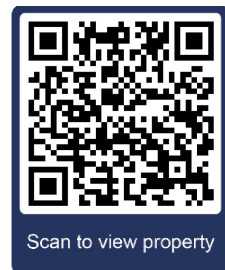
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Garden & Grounds

From the village lane, a gently sloping driveway runs to the parking area fronting the property with plenty of room for a good number of cars to park. The detached garage (approx. max. 4.8m x 4.6m) is accessed via a remote controlled door and has power connected. The driveway continues to the entrance porch with paved paths encircling Elm Tree Cottage. The garden surrounds this home and is screened from the village lane and from neighbours by high, mature hedging. A block paved patio is directly accessible from both the dining room and the kitchen whilst, to the north western corner of the garden is a further paved seating area, ideally positioned to catch the sun for most of the day. To the side of the garage steps lead up to a further mature, natural garden space bordered to one side by the village lane. This large area has further potential for landscaping and seating areas.



| 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 | | |
| (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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