



Hillside, Piccadilly, Llanblethian,
Near Cowbridge, Vale of Glamorgan, CF71 7JL

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7JL

Guide price: £625,000 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A delightful, 4 bedroom cottage on the lower slopes of Mount Ida, looking out over Llanblethian Village towards St Quentins Castle and farmland to distance. The well-presented accommodation provides a wealth of character and brings with it modern comfort and convenience. Entrance hallway, 'Neptune' fitted kitchen, dining room, study and living room. Principal bedroom with fitted wardrobes; three further generous bedrooms; modern bathroom suite. Large garage. Flagstone-paved terrace and patio to the rear, looking out over the mature garden and its lawn interspersed with flower and shrub beds.



Directions

Cowbridge Town Centre: < 1mile

Cardiff City Centre: 13.4 miles

M4 Motorway, J35 Pencoed: 6.7 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

Hillside is a characterful cottage within the conservation and highly regarded village of Llanblethian. It is positioned on the lower slopes of Mount Ida, looking out over the village towards St Quentins castle and, to the far distance, farmland. Understood to be at least 200 years old, the cottage offers a wealth of cosy character with a quality finish throughout. From the principal entrance to the western side of the property, a stable door opens into the hallway from which stairs lead to the first floor, a door leads to the kitchen/breakfast room and a further doorway opens into the dining room with study and lounge beyond. One further door from here opens to a flagstone paved terrace with gardens beyond. The kitchen, to the southern end of the property, is a wonderfully neat space with bespoke 'Neptune' fitted kitchen. The handcrafted units feature white quartz work surfaces surrounding a butlers sink. Appliances, where fitted, are to remain and include 'Bosch' hob, oven, fully integrated washing machine, fridge, freezer and slimline dishwasher. 'Cotswold Limestone' flooring with underfloor heating beneath; ample room remains for a breakfast table. A larger dining room is located across the hallway with plenty of space for a family size dining table and looking out over the garden; it includes a wood burning stove. All three reception rooms are all positioned to look out over the garden and Llanblethian Village in the direction of St. Quentins Castle. Beyond the dining room is a wonderfully adaptable multi-purpose study/playroom space with two steps leading down to a larger family lounge. This lovely space looks out over the rear garden and has double, glazed doors opening to flagstone paved terrace with patio area beyond. Dining room includes a wood burning stove recessed within a chimney breast while the lounge has an exposed stone chimney breast with 'wood burner' style electric fire within the working chimney.

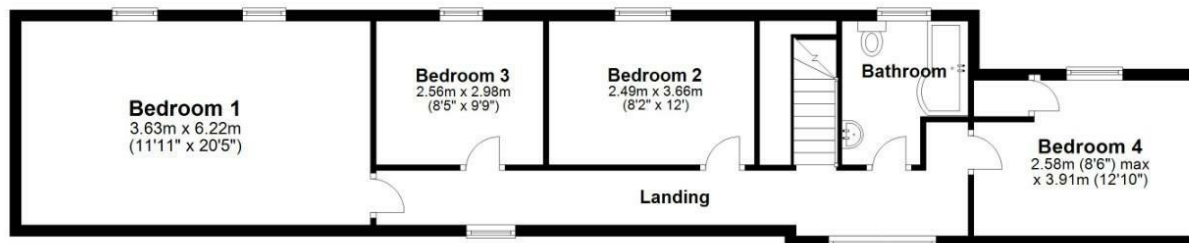
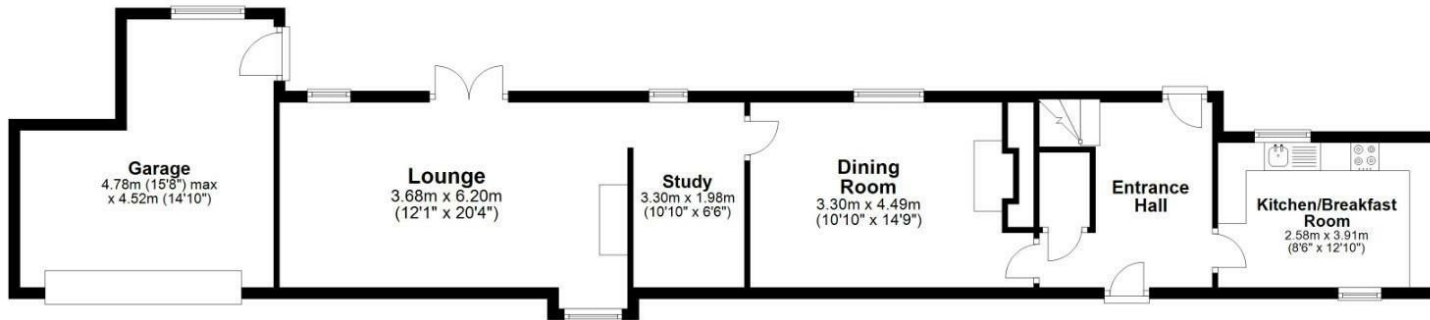


To the first floor the landing area runs the width of the front of the property; windows look out over Mount Ida and doors open to all bedrooms and to the family bathroom. The largest bedroom is a very good double with one window looking on to Mount Ida and two windows looking out over the garden and Llanblethian Village. It includes a bank of fitted, modern wardrobes running the width of one wall. The three other bedrooms are all generous in size and all share use of the contemporary family bathroom with its modern 4-piece suite including shower over bath.

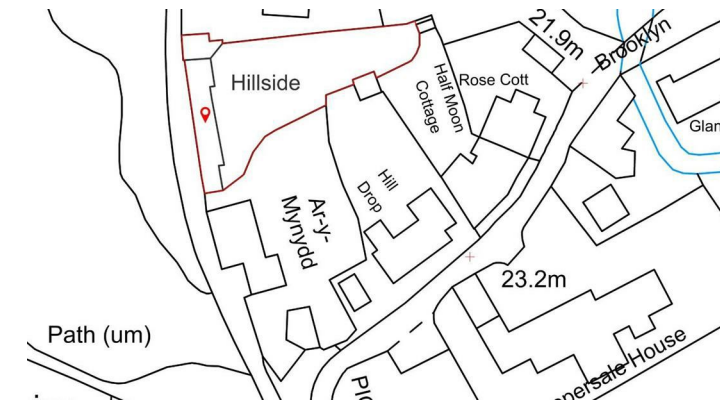
Additional information

Freehold. All mains services connect to the property. Gas-fired central heating (new 'combi' boiler 2023). Council tax: Band H

Hillside is positioned to the lower slopes of the south eastern side of Mount Ida in an elevated position looking out over Llanblethian Village. This character property is understood to date back at least 150 years and is part of the original Llanblethian settlement. It is fronted by a lane leading to one further property. There is a parking pull-in space on this lane used by the Owners and an adjoining area of garden maintained by the owners of Hillside since they moved in 40+ years ago and by previous owners of the property. To the northern end of the house is an attached generous garage accessed via an up and over door; a pedestrian door leads to the rear of the property. Hillside itself has doors from the hallway and the living room opening to a flagstone paved terrace running the width of the property and leading, in turn, to a patio area in an elevated spot overlooking the garden. Steps lead down to a larger lawn interspersed with mature flower and shrub beds including a wisteria-draped pergola. A level paved area includes a greenhouse whilst, closer to the far eastern end of the garden, is a timber garden store shed with power connected.



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		51	8



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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