



Rose Cottage , Tredodridge,
Near Cowbridge, Vale of Glamorgan, CF71 7UL

Watts
& Morgan



Rose Cottage, Tredodridge,

Nr Cowbridge, Vale of Glamorgan, CF71 7UL

Guide price: £750,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A delightful, comprehensively modernised three bedroom cottage to the northern edges of the Vale of Glamorgan and adjoining its own 1 acre paddock. Stunning accommodation includes living room with wood burning stove within deep original fireplace, contemporary kitchen/breakfast room, study and ground floor cloakroom. Principal bedroom with en suite shower room, 2 further double bedrooms and a luxurious contemporary bathroom. Off road parking, great gardens with lawn and paved seating open to the adjoining paddock.



Directions

Cowbridge Town Centre – 5 miles

Cardiff City Centre – 10.4 miles

M4 Motorway J34 Misken – 1.7 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Rose Cottage is a delightful property comprehensively refurbished and modernised by the current owner in more recent years. It now offers an immense wealth of character features combined with a modern aesthetic and the conveniences required these days. A family living and dining room looks onto the lane frontage. This large, open light space with deep silled windows to the front and side elevations and a maple flooring. To one end it features a wood burning stove recessed within a broad fireplace and resting on a stone hearth; adjacent to this is the original stone staircase to the first floor (now not in use). Two steps lead up to an inner hallway from which stairs lead to the first floor and doors lead to a study; to a cloakroom; and to the kitchen/breakfast room. The kitchen/breakfast room is an amazingly efficient space with a range of comprehensively fitted units with central peninsula and worktops extending, in part, to form a breakfast bar. Appliances, where fitted, include oven, hob, fully integrated fridge, freezer, dishwasher and washing machine. This bright, light space has windows to the side and rear elevations and a door leading to the patio to one side of the property. The ground floor cloakroom is adjacent to the stairway while a study – a multi-use, highly adaptable reception room – has sliding doors opening to a rear paved terrace with paddock beyond.

To the first floor a central landing area has doors leading to all three double bedrooms and to the family bathroom. The largest bedroom is a generous double with its own en suite shower room with broad, walk-in shower. The other two bedrooms are both good doubles in size. These both have use of a modern bathroom suite. The landing also includes a particularly deep storage/airing cupboard with hot water pressure cylinder.



Additional information

Freehold. Mains electric and water connect to the property. Oil fired central heating. Cess pit drainage. Council tax: Band G

Garden & Grounds

Rose Cottage is a unique location, close to the northern end of the hamlet of Tredodridge and within easy striking distance of the M4 at Junction 34 in Miskin. The pretty cottage set within its own plot of about 1.2 acres in total. This space includes off-road parking, paved seating areas and a larger area of lawn including mature fruit and apple trees and a timber garden store shed. These gardens are, in turn, directly open to the adjoining paddock which lies to the north of the property. This is a wonderful open space of about 1 acre in total mainly laid to pasture but including a stream bordered by trees running through its eastern boundary. There is additional access to the paddock from the farm track to the west of the property leading, via a double width gated entrance onto a hardstanding area fronting a timber storage/field shelter (approx. max 7.2m x 3.6m.) with power connected. A further timber store shed (approx max 4.7m x 3m) is located to the south-eastern corner of the garden. A timber bridge (in need of some attention) spans the stream and leads to a 'secret garden'.

Ground Floor

Approx. 67.3 sq. metres (724.3 sq. feet)



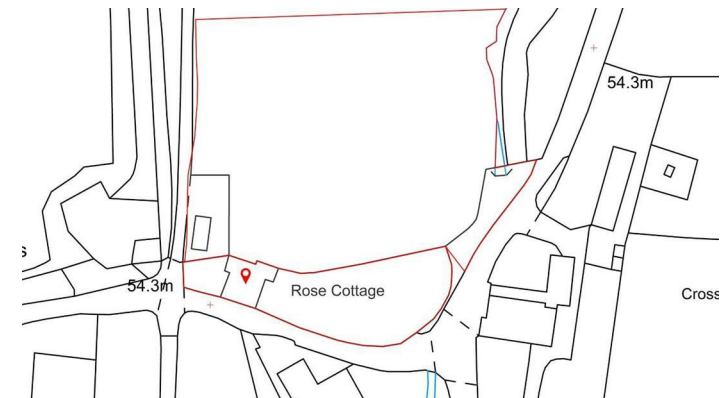
First Floor

Approx. 62.8 sq. metres (676.2 sq. feet)



Total area: approx. 130.1 sq. metres (1400.5 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	35	
(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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