



Keepers Lodge, The Herberts,
St Mary Church, Nr Cowbridge, Vale of Glamorgan, CF71 7LT

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7LT

Guide price: £1,295,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A superb family property of wonderful proportions offering great family accommodation and set within its own surrounding garden and additional grounds of just over 2 acres in total. In exceptionally good order, it blends period charm with modern convenience. Large lounge with a wood burner, second reception also with wood burner and luxurious, contemporary kitchen open to oak framed living/dining space enjoying a westerly aspect looking onto gardens and grounds. To the first floor: principal bedroom with fitted wardrobes and en suite shower room, 3 further double bedrooms and contemporary family bathroom with bath and walk-in shower. Surrounding gardens including flagstone-paved patio seating area, lawns and ample parking together with 2 outbuildings suitable for many and varied uses.

Directions

- Cowbridge Town Centre – 2 miles
- Cardiff City Centre – 12.8 miles
- M4 Motorway, J34 Pencoed – 12.8 miles

Your local office: Cowbridge
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Summary of Accommodation

About the property

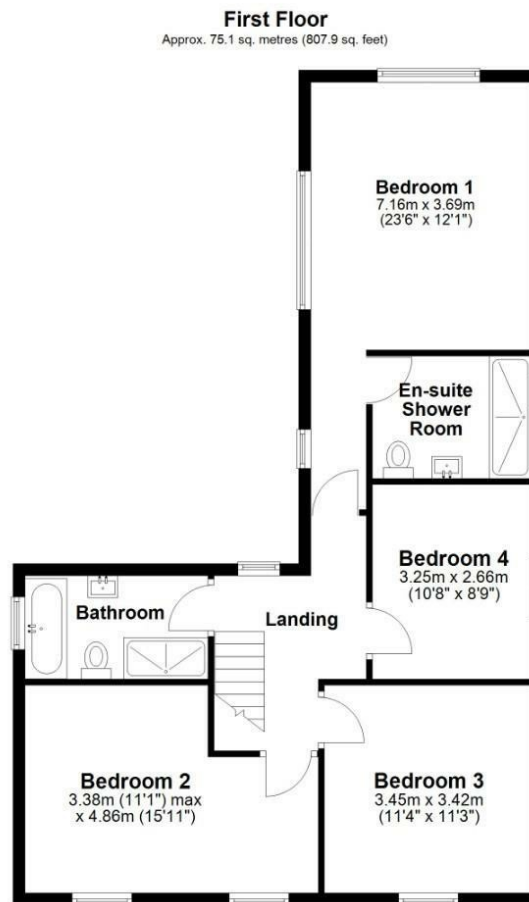
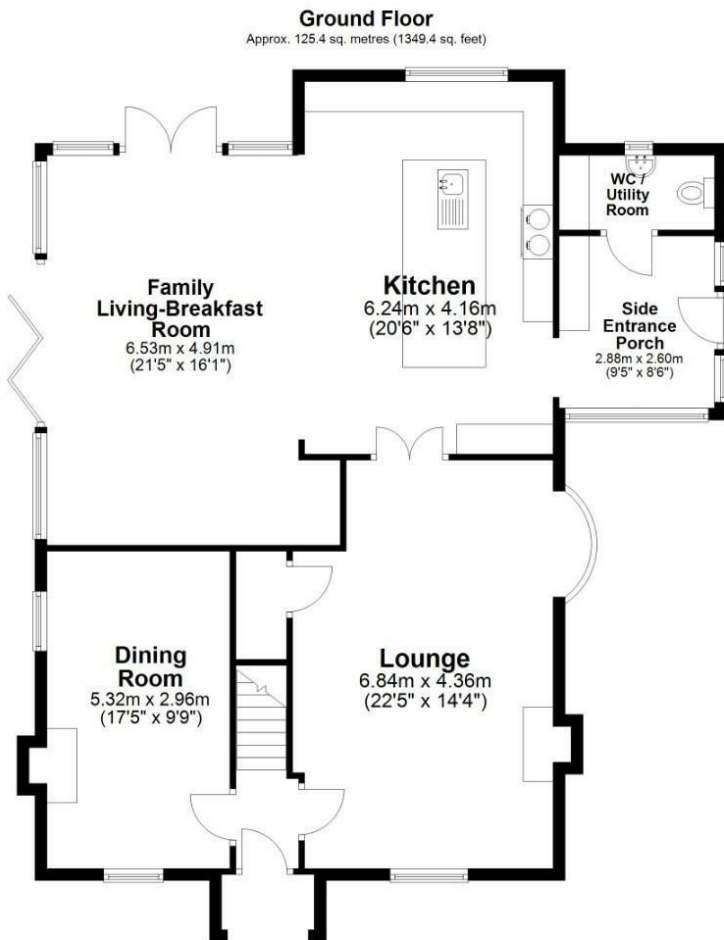
Keepers Lodge is a unique Victorian home understood to have been constructed in the 1840s. The property has grown in more recent years and offers exceptionally well proportioned accommodation, ideal for families. It blends traditional stone with a more modern oak framed garden room extension, considerably increasing the living space. Fronting the property, an entrance porch leads into a ground floor hallway from which a straight run staircase leads to the first floor and doors lead, respectively, to the study/family sitting room and to the lounge. The study / second reception room is a great multi-purpose space currently used as a home office/family sitting room. It enjoys a dual aspect with windows to the front and side elevations and features a wood burning stove flanked by ledge-and-brace cupboards. The lounge is a larger sitting room again with window to the front elevation and a bow window to the side elevation. This wonderful comfy space, like the family room, has oak flooring and, as a focal feature, includes a wood burning stove resting on a flagstone hearth with exposed stone chimney breast with shelved recesses to either side. An open square arch links through to a stylish, contemporary kitchen, a large space with a central island surrounded to three sides by storage units. Appliances, where fitted, are to remain and include twin integral dishwashers and microwave. A 3-oven electric "Everhot" range cooker is available by separate negotiation, so too an "AEG" American style fridge/freezer. The kitchen space provides a great deal of work surfaces with "Dekton" worktops with matching central island/breakfast bar of the same. Porcelain tiled floor to the kitchen area extends into the most recent addition to the property, a glorious, sizable oak framed garden room. This has added considerably to the property providing a great family/dining space. It is linked to the kitchen by a particularly broad open arch and it is the ideal place to enjoy the westerly aspect looking over the gardens and grounds. It is further accent-lit from above by a lantern light. The kitchen also links through to a side entrance porch / boot room with utility area / cloakroom off.



To the first floor the landing area has doors leading to all 4 bedrooms and to the family bathroom. The largest bedroom is a dual aspect room with fitted wardrobes and its own stylish en suite shower room with walk-in shower. The three other bedrooms are all good doubles, all of these sharing use of a luxurious family bathroom with bath and separate walk-in shower cubicle.

Additional information

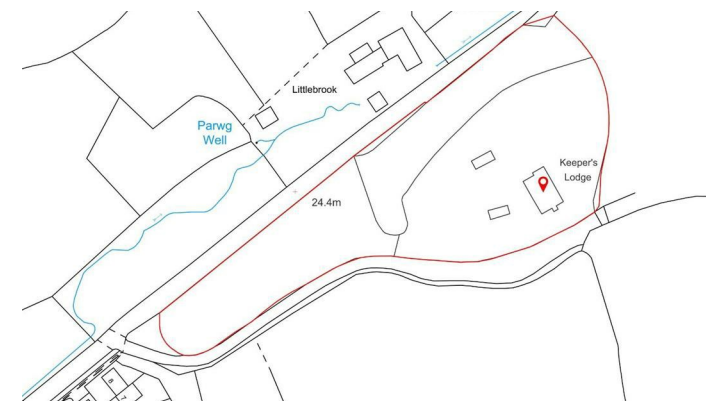
Freehold. Mains electric and water connect to the property. Cesspit drainage. LPG-fired central heating. Council Tax: Band H



Total area: approx. 200.4 sq. metres (2157.3 sq. feet)

Garden & Grounds

Keepers Lodge is wonderfully well situated, in the hamlet of The Herberts, a short distance from the village of St. Mary Church and within easy striking distance of Cowbridge Town. The house itself is surrounded by generous gardens and grounds and enjoys most enviable views over towards Beaupre and, in a southerly direction, over open fields and farmland towards a woodlands. From the road running into The Herberts, a lane leads to the property itself. From the roadway, this lane skirts past the initial paddock and leads, in turn, through a gated entrance to the parking area solely for the property. This gravel-chipped parking area has room for a number of cars to park. It is understood there was planning permission (now lapsed; Vale of Glamorgan Council ref: 2019/01223/FUL) for a garage/store and home office over. The northern boundary runs to the roadway and includes a wooded embankment, providing a great deal of screening and privacy. The surrounding gardens feature a particularly broad flagstone paved terrace seating area accessed directly from the living-dining room. This is perfectly positioned to enjoy a westerly aspect, to catch the afternoon and evening sun. The surrounding garden is mainly laid to lawn but includes two outbuildings; the one closest to the house (approx. max 7.6m x 3.2m) is used for additional storage and has power connected. The second is timber framed on a brick base (approx. max. 8.4m x 3.7m) and used more for gardening tools and associated storage. A public footpath runs through part of the western end of the garden but is mainly screened from the lawn by mature beech hedging. A gated entrance from the lawn leads into the paddock, there being a separate gated access to the far western end of the same closer to the roadway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		41
(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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