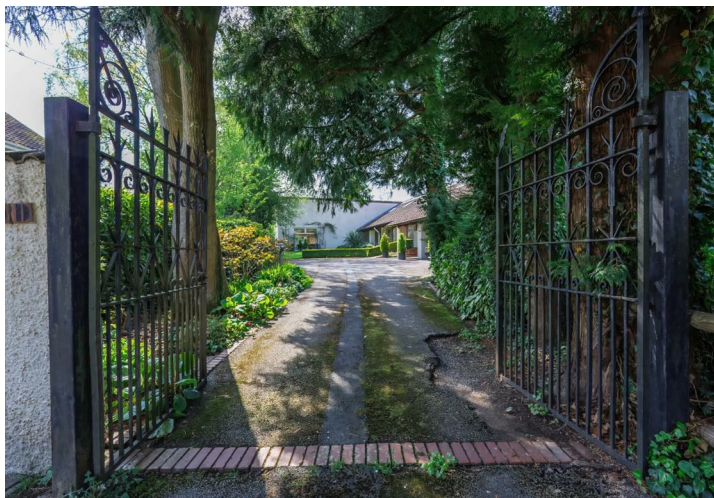




Kingswood  
Cowbridge, Vale of Glamorgan, CF71 7UJ

Watts  
& Morgan







# Kingswood

Pendoylan, Cowbridge, Vale of Glamorgan,  
CF71 7UJ

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**£1,295,000 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A rare and unique opportunity to purchase a character-filled four-bedroom home in the idyllic village of Pendoylan, Vale of Glamorgan. Set on over an acre of landscaped gardens with stunning countryside views, this beautifully presented home blends rustic charm with modern living. Featuring high wooden beams, three reception rooms, a spacious kitchen-diner with south-facing patio, and multiple en-suites, it's a dream home for those seeking space, style, and tranquillity. Early viewing is highly recommended to fully appreciate the Mediterranean-inspired ambiance and natural beauty of this exceptional property.



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## Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

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Your local office: Cowbridge

T: 01446 773500

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## Summary of Accommodation

### About the Property

Nestled in the tranquil and highly desirable rural village of Pendoylan in the Vale of Glamorgan, this rare and truly unique four-bedroom detached home offers a wonderful blend of country character and modern comforts. Surrounded by rolling countryside and tucked away in a peaceful setting, the property is a haven for those seeking space, charm, and privacy—all within easy reach of local amenities and excellent schools.

From the moment you step inside, you're greeted with a warm, welcoming atmosphere. This is a home full of heart, with beautiful architectural features throughout, most notably the high vaulted ceilings with exposed wooden beams that add a rich sense of heritage and rustic style. The thoughtful layout is both practical and inviting, offering over 2,500 sq ft of versatile living space, ideal for growing families, multi-generational living, or those who love to entertain.

At the centre of the home lies a bright and airy kitchen-dining room, fitted with a single oven, gas hob, and integrated dishwasher. This open space is enhanced by large sliding doors that open directly onto the south-facing patio, bathing the room in natural light and creating an effortless connection to the outdoors. The effect is almost Mediterranean in feel—perfect for long summer evenings or peaceful morning coffees.

A large utility room is conveniently positioned just off the kitchen and features its own external access, making it ideal as a boot room or service area. Here you'll find the boiler and water tank, along with ample space for a washing machine and dryer, keeping the main living spaces calm and clutter-free.

Flowing from the kitchen is an open reception area that connects to the front door, making a welcoming space for guests. A downstairs WC adds everyday practicality, and a long main corridor leads to a beautifully proportioned ground-floor double bedroom with en-suite, perfect as a guest suite or even a private space for a teenager or live-in relative.





A more formal dining room, ideal for family gatherings or special occasions, also benefits from sliding doors leading out to the patio. This continuity of light and flow reinforces the indoor-outdoor lifestyle this home so naturally supports.

The main living room is a true highlight—generous in scale and filled with character. Soaring ceilings and exposed beams draw the eye upward, while sliding doors to the garden and a central gas fireplace add warmth and a sense of occasion, whether entertaining guests or enjoying a quiet winter evening by the fire.

Upstairs, the sense of space and character continues, with three further double bedrooms all finished to a high standard. Two of the rooms feature en-suite bathrooms, while the third is served by a stylish family bathroom complete with bath and separate shower. From every window, you're greeted with spectacular views across neighbouring countryside, creating a strong sense of connection to the land and a lasting feeling of serenity.

In addition to the traditional features, this home is also fully equipped for modern life. With superfast fibre-optic broadband installed just two years ago, you can enjoy reliable high-speed internet throughout the home—essential for home working, streaming, or smart technology integration.

This is a property that balances timeless charm with today's conveniences. Every element has been thoughtfully designed and lovingly maintained, offering a rare opportunity to secure a characterful family home in one of the Vale's most sought-after rural settings.







## Gardens and Grounds

The outdoor space at this property is every bit as impressive and unique as the home itself. Set in over an acre of beautifully private grounds, the gardens offer an exceptional opportunity for relaxation, entertaining, and embracing rural life—all surrounded by the rolling hills and natural beauty of the Vale of Glamorgan.

At the heart of the outdoor space is a large south-facing patio area, perfectly positioned to catch the sun throughout the day. Flowing directly from the kitchen, dining room, and main living space, this area is ideal for al fresco dining, family barbecues, or simply enjoying the peaceful countryside views with a glass of wine in the evening. A large lavender bed sits centrally on the patio, adding colour, fragrance, and charm while acting as a beautiful focal point.

Beneath this lavender bed lies a fascinating part of the property's history: a former swimming pool, which, though currently filled and covered, could potentially be re-excavated and restored by new owners looking to add a luxurious leisure element to the garden. This presents an exciting opportunity to bring a unique feature back to life, should you wish to enhance the lifestyle offering of the home even further.

Beyond the patio, the extensive rear garden opens out into a gently sloping lawn bordered by established trees, including mature apple trees that offer seasonal beauty and a delightful harvest. The grounds are a true haven for wildlife, children's play, and keen gardeners, with plenty of space to create vegetable plots, flower beds, or even install garden structures such as a greenhouse or summerhouse.

The property also includes a range of practical outdoor storage options, including a well-sized shed currently housing a sit-on lawn mower, ensuring upkeep of the land is made as easy as possible. There's ample room to accommodate further sheds, a workshop, or even a garden studio.





To the front of the property, you'll find ample off-road parking for multiple vehicles, along with a versatile office or studio space—ideal for remote working, a creative hobby, or guest accommodation. Mature hedging and thoughtful planting create privacy from the lane, while still allowing views across the countryside beyond.

These gardens and grounds are not only generous in scale but rich in potential, offering the ideal balance between natural beauty, practicality, and the chance to make your own mark on a truly stunning rural setting.

Additional Information

Freehold. LPG Gas, water mains. Council Tax Band I.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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