



Trecoed, Westgate
Cowbridge, Vale of Glamorgan, CF71 7AQ

Watts
& Morgan



Trecoed, Westgate,

Cowbridge, Vale of Glamorgan, CF71 7AQ

Guide price: £825,000 Freehold

5 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A traditional, generous sized 5 bedrooms detached family home to be sold with adjoining land, in total about 6.5 acres. To the very edge of Cowbridge Town and bordering the A48. Four-bay stable block, haybarn and additional outbuildings. Gardens, grounds and paddocks of about 6.5 acres in total. Five bedroom detached house with 3 reception rooms, kitchen, pantry, utility room. Ample parking for a number of cars; garage. Also 4 bay stable block, hay store and additional outbuildings.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

Trecoed is a distinctive, landmark property to the edge of Cowbridge within easy reach of its shops and services yet, unusually, offering extremely sizeable garden, grounds and paddocks of approximately 6.5 acres in total within such a close proximity of Cowbridge Town. As a family home, Trecoed offers especially spacious accommodation and retains considerable scope for improvement or extension (subject to any appropriate consents). A central, ground floor hallway is flanked by 2 generous living rooms; 1 one with wonderful period fire surround. A third reception room includes a solid fuel stove for domestic hot water. A kitchen looks to the rear of the property while a pantry provides much additional storage. A utility room is towards the rear of the property. To the first floor there are 5 bedrooms, a bathroom and separate WC, the principal bedrooms being especially generous doubles.

Additional information

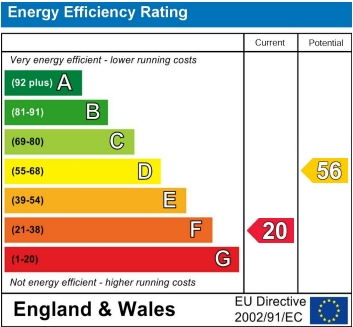
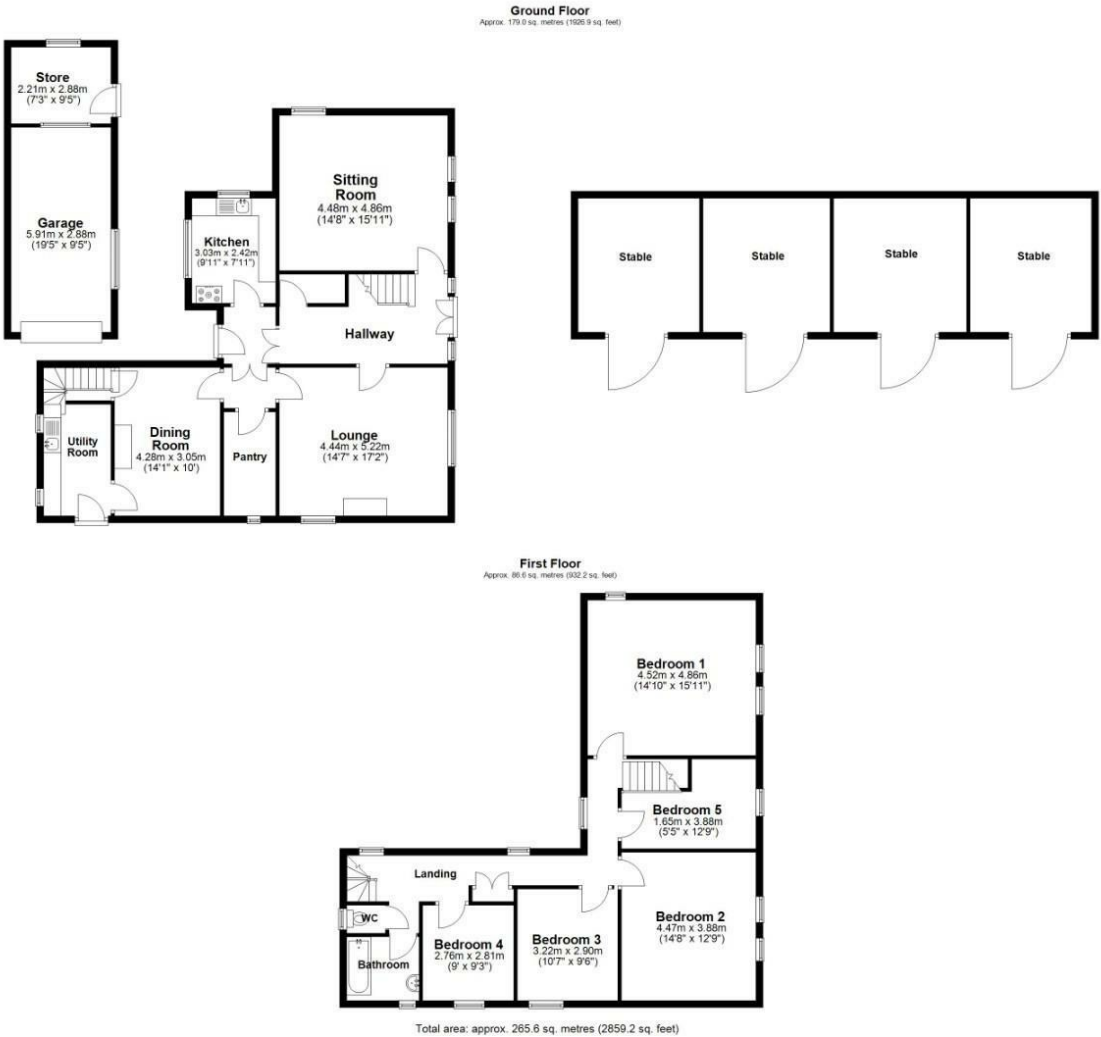
Freehold. Mains electric and water connect to the property. Cess pit drainage. Solid fuel fired hot water heating. Council tax: Band G



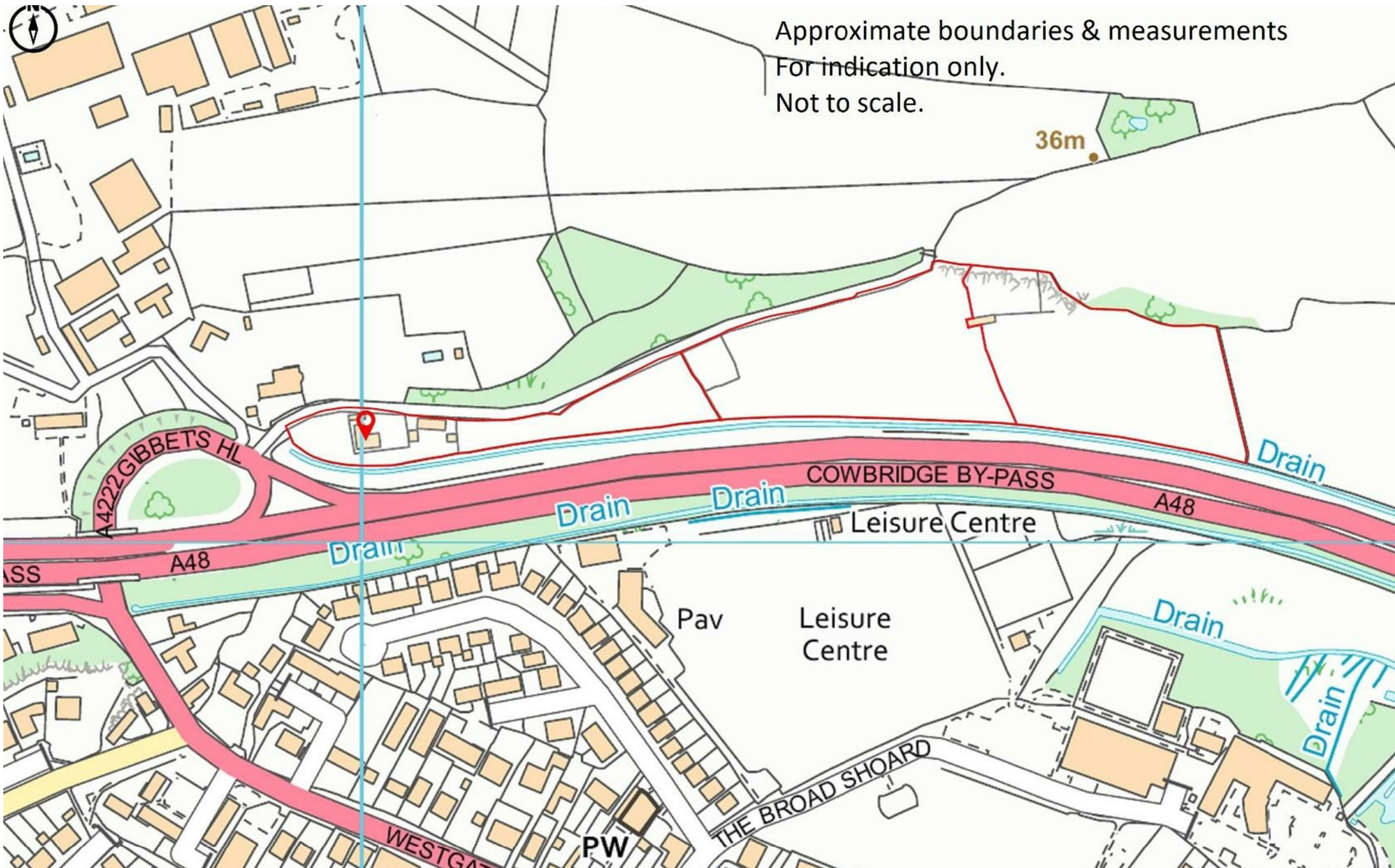
Garden & Grounds

From the access road off/on to the western end (east bound direction) of Cowbridge bypass, a gently sloping drive leads to a large parking area to the front of the property. This is a generous space for a number of cars to park and leads, in turn, to the detached garage (approx. max 6m x 2.9m) accessed via roller shutter door. It includes a car maintenance pit and a separately accessed storeroom (approx. max 2.2m x 2.9m) towards the rear. The driveway sweeps past the front of the property and runs past the garden space to further outbuildings belonging to the property. This lane continues through a gate entrance onto the paddocks belonging to Trecoed.

A 4-bay stable block is of timber frame with corrugated metal construction. A haybarn, open to one elevation (approx. max 5.4m x 4.6m) whilst two adjoining sheds can be used for many and varied uses. Beyond this yard area, a metal gate leads to a paddock with 2 additional, separate enclosures beyond. The first paddock (including gardens and grounds) is approx. 1.4 acres; the middle paddock is approx. 2.6 acres acre while far paddock is approx 2.5 acres.



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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