



Church Stone Cottage  
Llantwit Major, Vale of Glamorgan, CF61 2XR

Watts  
& Morgan







# Church Stone Cottage

Llanmaes, Llantwit Major, Vale of Glamorgan, CF61 2XR

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**£420,000 Freehold**

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A beautifully presented two-bedroom cottage located in the sought-after village of Llanmaes—winner of the Best Kept Village award. The village offers a traditional pub, village hall, and church, while nearby Llantwit Major provides excellent schools, shops, a train station, and access to the Heritage Coast.

The cottage blends character and comfort with a cosy living room featuring original beams and a log burner, a dining area that opens into a conservatory, and a cottage-style kitchen. Upstairs are two double bedrooms and a modern bathroom, with new windows fitted throughout (except for the bathroom Velux).

The rear garden is low-maintenance with astro turf, patio areas, flower beds, and a small pond. A fully refurbished garden room with underfloor heating and electrics offers ideal extra space for a home office or studio. Gated access and a private driveway provide parking for two cars.

An immaculate home in a peaceful village setting, perfect for those seeking charm, convenience, and countryside living.



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## Directions

Cowbridge Town Centre – 4.2 miles

Cardiff City Centre – 15.0 miles

M4 Motorway Pencoed – 10.0 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### About the Property

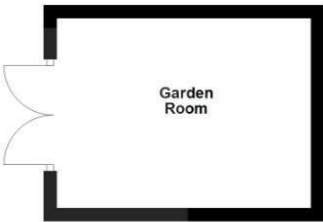
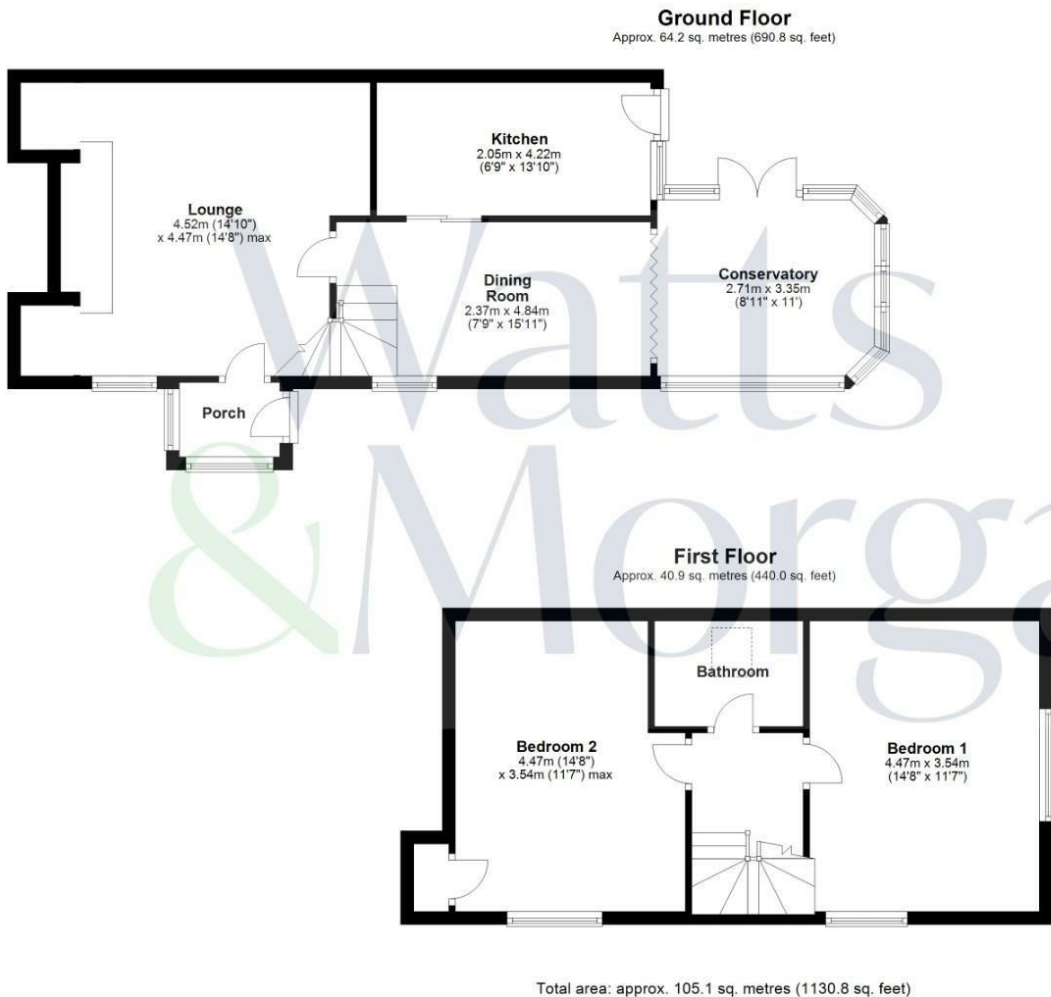
Tucked away in the heart of Llanmaes, a charming and well-regarded village in the Vale of Glamorgan, this immaculate two-bedroom cottage blends character, comfort, and convenience. Llanmaes has previously been awarded the coveted Best Kept Village accolade and offers a close-knit community feel with amenities including the reputable Blacksmiths Arms public house, a village hall, and a pretty church.

Beautifully presented throughout, the property welcomes you into a cosy cottage-style living room featuring exposed brickwork, original timber beams, a working log burner, and a discreetly hidden coat cupboard. From here, the layout flows into the dining room, which opens via folding doors into a bright conservatory that overlooks the rear garden—perfect for indoor-outdoor living. A charming, well-appointed kitchen continues the cottage theme, offering practical style and function.

Upstairs are two comfortable double bedrooms and a stylish three-piece family bathroom. The home benefits from recently fitted new windows throughout (excluding the Velux window in the bathroom), ensuring energy efficiency and a modern finish that







Garden & Grounds

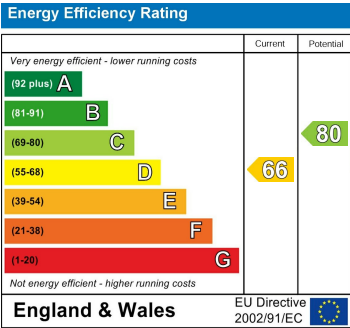
To the rear, the property enjoys a thoughtfully landscaped garden, recently refurbished and designed for low maintenance and year-round enjoyment. A mix of astro turf and patio areas are framed by well-stocked flower beds, mature planting, and a quaint pond—creating a peaceful and private retreat.

One of the standout features is the fully renovated garden room, complete with underfloor heating and electrics. This versatile space is ideal as a home office, hobby room, or additional reception area.

A wooden gate at the rear of the garden opens wide enough to allow vehicular access, with additional parking available on the driveway, making this home as practical as it is picturesque.

Additional Information

Freehold. All mains connected. Council Tax Band F.



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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