



## Stormy Lane, offers over £425,000

- 4/5 Bedroom Detached Property
- Double garage and driveway parking
- Scenic walks right from your doorstep
- Council Tax Band D
- Viewing highly recommended
- EPC Rating: D



 4  2  3



## About the property

Nestled in a semi-rural roadside setting with stunning open aspects across a nature reserve, woodlands, hills, and a gentle brook, Brook Cottage offers a rare opportunity to acquire a substantial 4-5-bedroom detached family home boasting approximately 1,973 sq. ft. of versatile living space. Combining charm and character with modern comfort, the property features beautiful stone detailing, arched windows, and hardwood double glazing throughout.

The ground floor comprises a welcoming hallway, three spacious reception rooms including a bright double-aspect living room with feature bar, a dedicated study, and a versatile playroom or fifth bedroom. The heart of the home is the stylish, contemporary fully fitted kitchen.

Upstairs, the home features four spacious bedrooms, including a full master suite with a Jack & Jill en-suite shower room, and a Jacuzzi-style family bathroom, perfect for relaxation.

Externally, Brook Cottage enjoys fully landscaped front, side, and rear gardens, a detached double garage, driveway parking, and a small parcel of land, offering space and privacy in equal measure.





## Accommodation

### Entrance Hall

### Study

7' 11" x 9' 4" ( 2.41m x 2.84m )

### Playroom/Bedroom 5

7' 11" x 9' 3" ( 2.41m x 2.82m )

### Hallway

### Reception Room/Bar

22' 8" x 15' 3" ( 6.91m x 4.65m )

### Kitchen

14' 11" x 11' 4" ( 4.55m x 3.45m )

### Utility Room

7' 3" x 6' 11" ( 2.21m x 2.11m )

### Cloakroom

### Porch

### First Floor

### Landing

### Bedroom One

14' 6" x 11' 6" ( 4.42m x 3.51m )

### Jack & Jill Ensuite

### Bedroom Two

15' 4" x 10' 2" ( 4.67m x 3.10m )

### Bedroom Three

13' 5" x 10' 2" ( 4.09m x 3.10m )

### Bedroom Four

10' 4" x 7' 8" ( 3.15m x 2.34m )

### Bathroom/Shower

01656 657201

bridgend@peteralan.co.uk

## Floorplan



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let