



Church House, St. Mary Hill Bridgend

£700,000 Freehold

pa black



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Pa Black, Cowbridge are delighted to present to the market Church House in St Mary Hill. The small hamlet of St. Mary Hill lies within the Vale of Glamorgan, amidst attractive gently rolling countryside.

Church House is a capacious period property thought to date back to 1680, which sits in approximately a third of an acre. The charming property boasts considerable character with timbered panels, exposed beam ceilings, and a large stone built Inglenook style fireplace with a multi fuel burning stove. This property is designed and ideal for a growing family with 4 bedrooms, with a dressing area to the master suite, a large and modern family bathroom, a downstairs shower room and sauna and utility room off the kitchen. A welcoming and characterful entrance, a 32 ft family/ dining room with exposed beams and a farmhouse style kitchen with bespoke units with an archway leading through to a breakfast room. A sun room which was replaced approximately 10 years ago to allow you to enjoy the tranquil view. Outside there is a gated driveway providing parking for several cars. There is also a further area just adjacent to the driveway providing further parking or a wood store. The garden itself is on a sizeable plot and includes a large sun terrace, a vast array of fruit trees, vegetable patches, two chicken coops and runs, a large area laid to lawn which is so private with trees and hedge providing the boundary. A large garage with light and power, a wood store and workshop.

The Property History

Church House which is adjoining St Mary's Church was originally built in the 17th century as a meeting house to discuss parochial matters. The 1861 Census shows that Church House had been licensed to sell beer and spirits and was re-named the Bell Inn.

Location

The small hamlet of St. Mary Hill lies in the Vale of Glamorgan. While enjoying the benefits of a small rural community the property is within easy distance of the M4 J35 for commuting and the A48 for the towns of Cowbridge and Bridgend. There are also main line railway stations at nearby Bridgend, Cardiff Central and Pencoed providing fast, direct access to London.

The property has the significant advantage of being close to Llangan Village and within the catchment of the very highly rated Llangan Primary School and also Cowbridge Comprehensive School.

Entrance Porch

The property is entered via an arched style church door Iron latch ironmongery. An authentic "butler style bell" .With flagstone flooring, windows to both side aspects, electric wall mounted heater. Stable door through to

Family / Dining Room

32' 1" max x 20' 4" (9.78m max x 6.20m)

A room bursting with character, with original wooden flooring, exposed beams, and attractive stone Inglenook fireplace housing a multifuel stove providing the feature to this room, a really sociable space. Three windows to the front aspect, a further two to the rear aspect and 4 radiators.

Kitchen





11' 9" x 9' max (3.58m x 2.74m max)

Fitted with a range of bespoke floor and eye level units with granite work surfaces. Chrome sink and mixer tap with drainer. Space and plumbing for dishwasher. 4 ring "Indesit" electric hob with cooker hood. "Neff" double oven. Exposed beamed ceiling. Large window to the rear aspect. Quarry tiled flooring. Arch through to

Breakfast Room

.10' 1" x 8' 10" (3.07m x 2.69m)

Continuation of the quarry tiled flooring from the kitchen and exposed beams. Window to the rear. Door through to family room and double doors through to

Sun Room

12' 4" x 8' 4" (3.76m x 2.54m)

Perfectly positioned to admire the view. The UPVC glazing was replaced approximately 15 years ago and the vendors have advised that the roof was replaced in 2020. Tiled floor. Double PVC doors leading out to the sun terrace.

Downstairs Shower Room

Accessed via a few steps from the family room. This modern suite is fitted with a low level WC, wash hand basin and a shower cubicle comprising with glass screen and "rain dance" overhead shower with hand held attachment also. Radiator. Wood panelling. Window to the side aspect. Tiled shower



cubicle and flooring. Door to

Sauna

This is currently disused and used as a storage room. There is still a wood sauna heater in situ but we are unsure as to whether it is in working order. Window to rear. Light and power.

Utility Room / Scullery

12' 11" x 6' 8" max (3.94m x 2.03m max)

Stainless steel sink and drainer. Space and plumbing for washing machine. Space for freestanding fridge and chest freezer. Plenty of hanging space for coats. Two built in storage cupboards. Door to rear garden

First Floor Landing

With fitted carpets. Exposed trusses, some restricted head height at top of stairs. Loft access. Doors to all first floor rooms

Dressing Area

Three double built in storage cupboards. Airing cupboard housing water tank with additional shelving. Fitted carpets and steps up to;



Master Bedroom

18' 1" max x 11' 9" (5.51m max x 3.58m)

Some restricted head height due to the pitch of the roof. Two large Velux windows with far reaching countryside views. Another large window to the side access. Fitted carpets. Eaves storage cupboards. Radiator.

Bedroom Two

15' 5" x 11' 9" max (4.70m x 3.58m max)

Large window to the rear aspect with a deep window cill. Radiator. Exposed beams and trusses. Fitted carpets

Bedroom Three

11' 6" max x 9' 2" (3.51m max x 2.79m)

Fitted carpets. Window to the front aspect with deep window cill. Radiator

Bedroom Four

10' x 8' 6" max (3.05m x 2.59m max)

Window to the front. Radiator and fitted carpets

Family Bathroom

Fitted with a stylish three piece suite comprising raised bath with wood panelling with shower attachment, pedestal wash



hand basin. Low level WC with dual flush. Spot lights. Window to front aspect. Four built in storage cupboards. Two wall mounted chrome heated towel rails.

Outside

Accessed via double gates providing access to your vehicular driveway for several cars. Manicured area laid to lawn with fruit trees and chicken coop and runs

Set within a well proportioned garden plot, Church House benefits from having a south and easterly aspect looking over its own gardens onto fields and farmland, and the neighbouring church. These outstanding views must be viewed to be fully appreciated. The largest section of the garden is to the side of the property and is overlooked by the sun room. From here double doors lead to a large paved eating area beyond which is a broad sweep of fruit trees, vegetable patches bordered by stone walling and hedging. A path leads to a private and spacious area laid to lawn with trees and hedges providing the boundary and a wooden pedestrian gate giving access to the passing road. To the rear of the property there is a further private paved area with greenhouse.

Adjacent to the entrance driveway is a further gated area which the current vendors use for further wood store and additional parking.



Garage

16' 5" x 11' 1" (5.00m x 3.38m)

With double timber doors. Concrete floor. Light and power. Housing the central heating boiler which the vendor has advised was serviced in July 2021. Personnel door leads into the property (to the inner hallway by the shower room)

Workshop

With lighting and power, this is currently used as a workshop but has scope for other uses.

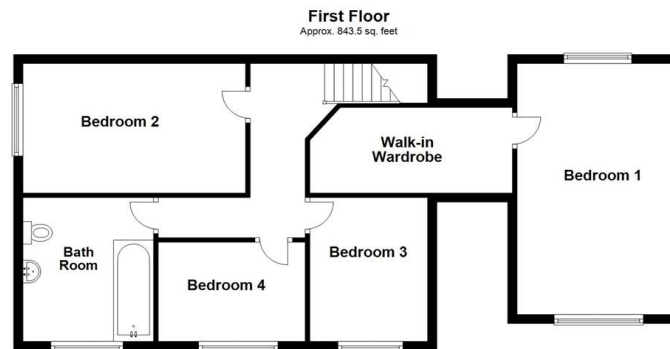
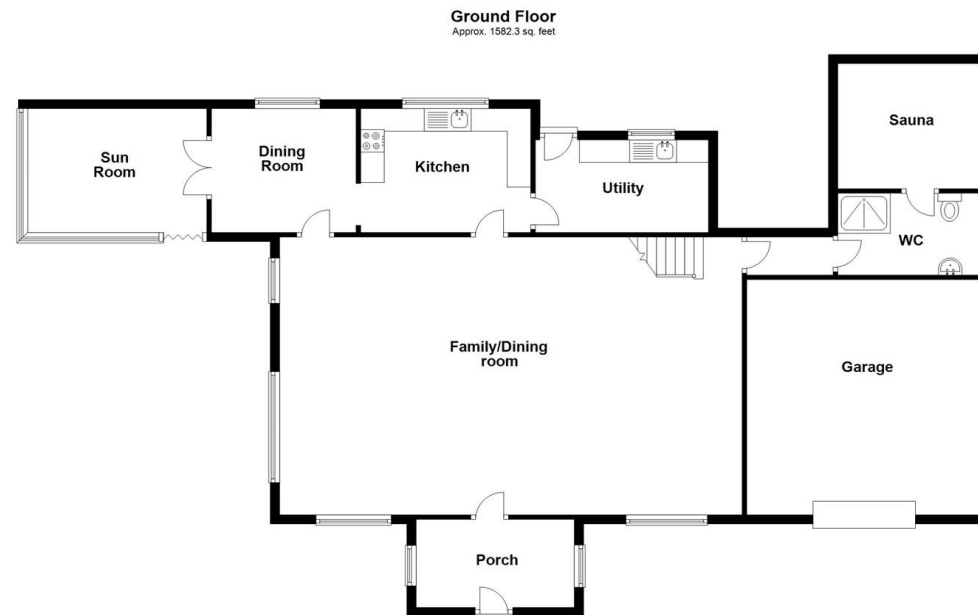
Services

Mains water and electric. Central heating by oil. Drainage to septic tank









Total area: approx. 2425.8 sq. feet

52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: F

Property Ref:SDV301165 - 0005



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