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The Retreat Sigingstone, Cowbridge

£535,000

 **pablack**

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About the property

This Substantial detached and very well presented family home occupying over 2000 sq foot is located in the sought after village of Sigingstone, Vale of Glamorgan. Nestled in fine Countryside where each property has their own unique design Sigingstone is a very desirable Vale village with an excellent school catchment. The property itself has the benefit of semi-rural surroundings yet benefiting from convenient access to commuting links with Llantwit Major and the Market Town of Cowbridge being in close proximity with each town offering a wide range of independently owned shops and restaurants. Internally the spacious accommodation comprises of a welcoming traditional hallway, spacious lounge with a feature wood burning stove, a separate dining room or additional sitting room, kitchen/breakfast room and a handy utility room, study and cloakroom with an adjoining electric sauna. To the first floor are five bedrooms, four being large doubles with the master bedroom benefiting from a dressing area and its own en-suite. There is also a modern four piece family bathroom which has recently been renewed. The large windows which feature within this family home allow plenty of natural light to flow through. Externally to the front of the property there is driveway parking with access to the double garage with electric roller door, a sitting area directly outside the property, an elevated side garden and a private tiered raised rear garden.

Accommodation

Location

Sigingstone is a small hamlet in the Vale of Glamorgan, Wales.

It mainly consists of residential housing and two small working farms. There are two roads - one leading to the two nearby towns Llantwit Major and Cowbridge, and the other to Llanmihangel. It also has a 19th-century public house, called the Victoria Inn.

Directions; Coming from Cowbridge High Street, turn left onto Llantwit Major Road. Take a left at Nash Manor cross roads. Take the first left signposted Sigingstone and follow the road into the Village. Go past the Victoria Inn on your right hand side and turn left at the next junction. You find "The Retreat" on the left hand side.

Hallway

A large and welcoming entrance hall. Access to all ground floor room and an attractive half turn staircase providing access to the first floor.

Lounge

24' 1" x 12' 8" (7.34m x 3.86m)
A spacious lounge, with high ceilings. A feature wood burning stove which sits on a slate tiled hearth with an exposed stone surround. Fitted carpets, Two radiators. A large window to the rear aspect. Double, lead lined doors open out to a front patio with wrought iron railings.

Dining Room

13' 5" x 11' 6" (4.09m x 3.51m)
A good sized second reception room. Fitted carpets. Double glazed window overlooking the rear garden. Radiator





Kitchen/ Breakfast Room

18' 10" x 13' 4" max (5.74m x 4.06m max)

Fitted with a range of wall and base units, including some display cabinets and tiled splash backs. With integrated appliances including an oven and hob with cooker hood, dishwasher and fridge freezer. Tiled flooring. Two double glazed windows to the rear aspect and an obscure glazed door to the rear. Radiator.

Utility Room

8' x 5' 2" (2.44m x 1.57m)

With a continuation of the tiled flooring from the kitchen/breakfast room. Stainless steel sink and drainer. Space for washing machine. Wall and base unit and tiled splash back

Study / Snug

10' 5" x 10' 10" (3.17m x 3.30m)

A versatile additional reception room which would be used as a snug, office or playroom. Lead lined window to the front aspect. Carpets.

Cloakroom / Sauna

Fitted with a pedestal wash hand basin with tiled splash back. Low level w.c., tiled flooring, obscure glazed



window to to the front. Radiator and door to the electric sauna. Door to storage cupboard.

First Floor Landing

Accessed via the staircase rising from the hallway. Two large feature windows to the front aspect. Carpeted landing providing access to all first floor rooms. Door to large airing cupboard.

Master Bedroom

15' 10" x 12' 8" (4.83m x 3.86m)

An excellent sized master bedroom with a range of fitted furniture. Carpets. Radiator and lead lined window to the front. Arch through to

Dressing Room

With further fitted wardrobes with mirrored doors. Continuation of the carpets from the master bedroom. An obscure glazed window to the rear and door to

En-Suite Shower Room

Fitted with wash hand basin, w.c and enclosed shower cubicle. Tiled flooring. Spotlights and obscure glazed window to the rear aspect

Bedroom Two



13' 7" x 11' 9" (4.14m x 3.58m)

Another large double bedroom with built in wardrobes. Radiator, carpets and double glazed window to rear.

Bedroom Three

13' 7" x 9' 1" (4.14m x 2.77m)

Another double bedroom. Fitted carpets, radiator and window to rear

Bedroom Four

10' 2" x 8' 4" (3.10m x 2.54m)

A double bedroom with fitted carpets, window to the front and radiator

Family Bathroom

A modern, bathroom suite by "ROCA" which has been replaced in recent years, to include a wash hand basin with vanity unit. Large oval bath, w.c. Porcelanosa tiles. Enclosed shower cubicle. Wall mounted heated towel rail. Obscure glazed window to rear.

Bedroom Five

11' x 6' 6" (3.35m x 1.98m)

Window to front, fitted wardrobes, carpets and radiator



Outside

Front Garden

Large tarmac, gated driveway and access to the double garage. There is a raised lawned area with stone boundary wall, an array of plants, trees and shrubs. Stairs rising to the front door. A raised patio area.

Side Garden

A gate from the driveway gives access to a further private garden area, which is laid to lawn, with paved path. Fenced and walled boundary. Timber storage shed and oil tank

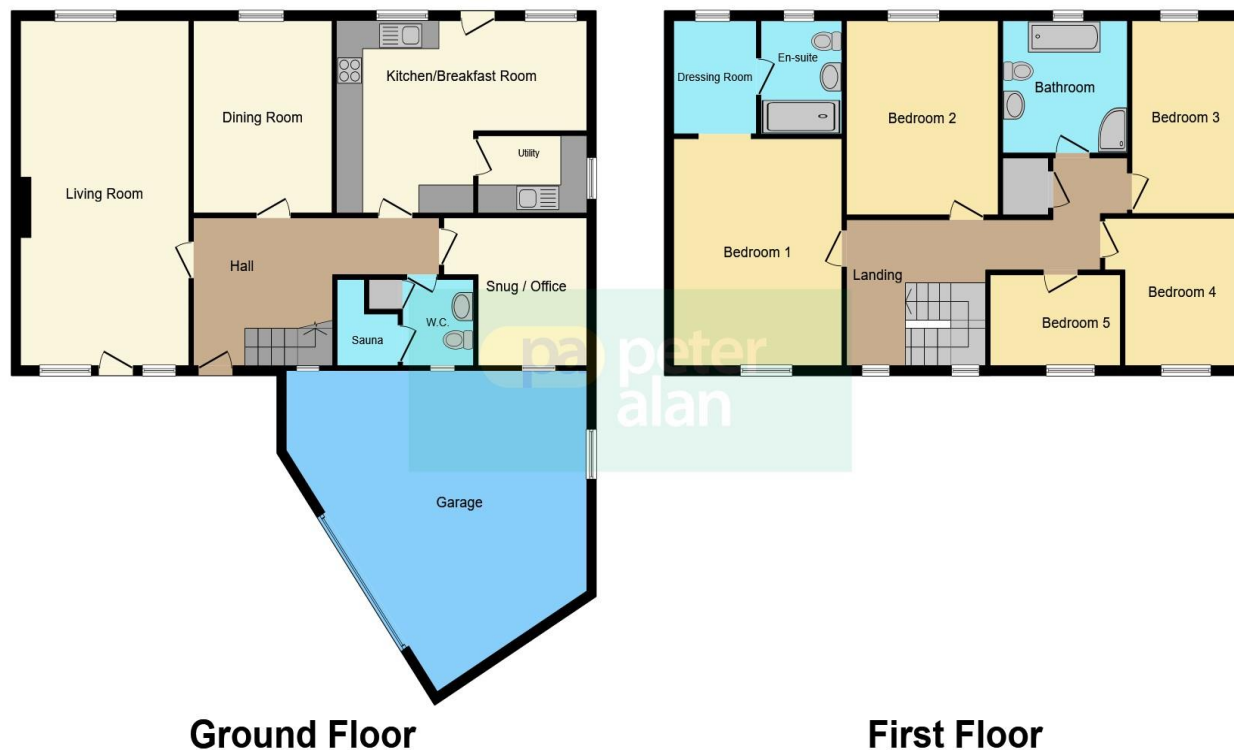
Rear Garden

The rear garden which is tiered, has been designed for ease of maintenance. Mainly laid to lawn with a sun terrace ideal for entertaining during the summer months. Planted with well established plants and trees including an attractive magnolia tree and other seasonal shrubbery.

Services

Mains electricity and water. Oil fired central heating and cess pit drainage.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.