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Greenway Cottage, Bonvilston

guide price £800,000- £825,000



About the property

Originally a barn dating back to the late 1800s, this beautiful family home has been greatly extended and sympathetically refurbished over the years providing well designed and versatile living space whilst maintaining original features.

The property benefits from a semi rural location set back off the main road with private garden and countryside views beyond, whilst being conveniently positioned with easy access to the A48 and M4.

Internally the space ideal for a growing family and comprises of entrance hallway, utility room, reception room with bifold doors leading out to the garden and bifold windows to make the most of the fantastic view, the main reception room with an impressive vaulted ceiling focal point and versatile mezzanine level above, kitchen/breakfast room, third reception room and shower room to the ground floor.

To the first floor the light and spacious master bedroom with ensuite shower room off is further enhanced by the bifold windows which lets in an abundance of light and beautifully frames the view of the garden and countryside beyond. There are three further double bedrooms and a family bathroom with free standing bath to this floor.

Externally the property offers a gated driveway leading to a parking area for several vehicles and private extensive garden with a tree lined view to the rear, mostly laid to lawn with various seating areas, paved patio and courtyard laid

Accommodation

Location

Bonvilston (Welsh: Tresimwn) is a village in the Vale of Glamorgan. The village is situated on the A 48 about four miles east of Cowbridge and near the Welsh capital city of Cardiff. The village has two pubs, The Red Lion and The Aubrey Arms. There is a corner shop called the old village shop. St Mary's parish church, rebuilt in 1860 in the Victorian era style retains a late medieval Sanctus bell. On a bus route and Cowbridge Comprehensive Catchment.

Entrance Hallway

Welcoming hallway entered via uPVC glazed front door, original stone feature wall with opening through to the inner hall, large cloak cupboard, doors leading to utility room and reception room three, wood effect laminate flooring.

Reception Room Three

16' 3" x 15' 7" (4.95m x 4.75m)
Aluminum bifold doors and window to maximise the beautiful views of the garden and beyond and to allow light to flood in, wood effect laminate flooring, radiator.

Utility Room

14' x 5' 8" (4.27m x 1.73m)
Units to base and wall height, worktop inset with stainless steel sink and drainer, tiled splash backs, original stone feature wall, space and plumbing for washing machine, space for tumble dryer, stable door leading to the driveway to the side of the property, vinyl flooring.

Inner Hallway





Doors leading to shower room, boiler room and two reception rooms, stairs leading to the first floor with storage cupboard beneath, beamed ceiling, wood effect laminate flooring.

Shower Room

6' 1" x 5' 9" (1.85m x 1.75m)
 Corner shower cubicle with electric shower, push button WC, wash hand basin unit, tiled walls and flooring, extractor fan, radiator.

Boiler Room

Free standing 'Worcester' boiler, water tank, space and power for appliances, shelving.

Reception Room Two

16' 8" x 11' 6" (5.08m x 3.51m)
 A versatile room with uPVC double glazed windows to sides, wood effect laminate flooring, beamed ceiling, radiator.

Main Reception Room

17' 2" (Max) x 16' 11" (5.23m (Max) x 5.16m)
 A fantastic high vaulted ceiling, original stone feature wall, uPVC double glazed doors leading to a patio area with windows to sides, beautiful views across the garden



and trees beyond. Wood effect laminate flooring, double opening doors leading to the kitchen/breakfast room, stairs leading to the mezzanine level with storage cupboard beneath.

Mezzanine Level

17' 6" x 10' 6" (max, restricted head height) (5.33m x 3.20m (max, restricted head height))
 A versatile space with under eave storage, Fakro roof window with views over the garden and beyond, radiator, laminate flooring.

Kitchen/breakfast Room

17' 4" (Max) x 13' 10" (Max) (5.28m (Max) x 4.22m (Max))
 Shaker style units to base and wall height, wooden worktops inset with Belfast sink and brass taps over, space for range cooker, tiled splashbacks, space for upright fridge/freezer, integrated dishwasher, uPVC double glazed windows overlooking the garden, space for a large table and chairs, radiator, tiled flooring.

Landing

Doors leading to four bedrooms and bathroom, Fakro roof window, uPVC double glazed window to side, carpeted.



Master Bedroom

17' (Max) x 14' 4" (Max) (5.18m (Max) x 4.37m (Max))
 Aluminum double glazed bi fold window with fantastic far reaching views across the garden and countryside beyond, fitted wardrobes and drawers, dressing area, door to ensuite.

Ensuite

9' 5" (Max) x 4' 6" (2.87m (Max) x 1.37m)
 Shower cubicle with overhead mains powered shower and hand held attachment, glazed sliding door, partially tiled walls, tiled flooring, vanity wash hand basin unit, push button WC, wall mounted storage unit, Fakro roof window, ladder style radiator.

Bedroom Two

12' 5" x 11' 11" (3.78m x 3.63m)
 Double glazed windows to front, original stone feature wall, radiator, carpeted.

Bedroom Three

uPVC double glazed window to front, recessed wardrobe area with hanging rail and shelf, beamed ceiling, radiator, laminate flooring.



Bedroom Four

12' 2" x 8' 6" (Max) (3.71m x 2.59m (Max))
Double glazed roof window, recessed shelving, beamed ceiling, radiator, wood effect vinyl flooring.

Bathroom

8' x 6' 4" (2.44m x 1.93m)
Double glazed roof window, free standing bath with shower attachment, feature tiled wall, push button WC, vanity wash hand basin unit with tiled splashbacks, beamed ceiling, radiator, tiled flooring.

To The Exterior

The property is accessed via a gated driveway which leads to a parking area for several vehicles. There is an extensive private garden laid mostly to lawn with a tree lined view to the rear, mature shrubs and trees with a variety of seating areas, perfectly designed to take in the views of the rolling countryside beyond, paved patio and courtyard laid to decorative stone. The property further offers a stone storage building with uPVC double glazed window and door, power and lighting.







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.

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