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The Nook, Sigingstone, Cowbridge

£550,000

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About the property

This unique three/four bedroom detached home is conveniently situated on the outskirts of Sigingstone on Llantwit Major Road, nestled between the sought-after towns of Cowbridge and Llantwit Major. Offering spacious and versatile accommodation, the property is ideal for family living and benefits from countryside views.

The ground floor features an inviting entrance hall leading to a bright and airy living room, a dining room (previously used as a fourth bedroom), a conservatory, and a well-appointed kitchen/breakfast room. Additional practical spaces include a utility room and a WC with an adjoining shower.

The first floor comprises three generously sized double bedrooms, all enjoying scenic views, and a modern family bathroom.

Outside, the property is complemented by off-road driveway parking for multiple vehicles, a detached garage, and a substantial south-facing garden offering privacy and space for outdoor enjoyment.

Adjacent to the property is an attractive 0.44-acre (0.17-hectare) parcel of level pastureland, currently utilized as a pony paddock. This single, well-maintained enclosure is secured by a stock-proof boundary fence and mature hedgerows, providing both privacy and shelter. Direct access from the public highway enhances the convenience of this land, which holds potential for equestrian use, leisure activities, or investment opportunities.

Accommodation

Location And Directions

Sigingstone is a charming village a short drive from both the bustling market town of Cowbridge and the coastal town of Llantwit Major. The village features a mix of attractive properties and the popular Victoria Inn. Cowbridge offers excellent amenities, including national and local shops, highly regarded schools, a library, a health centre, and extensive recreational facilities such as cricket, tennis, and squash clubs. The area enjoys the stunning Vale of Glamorgan countryside, with the heritage coastline just a few miles away. Easy rail and road links connect to Cardiff, Newport, Swansea, and Bridgend, making this a convenient location for commuters. The property is positioned just outside Llantwit Major village, the property enjoys an accessible setting. Cowbridge is only 2.5 miles away, offering an array of amenities, while Llantwit Major lies approximately 5 miles to the south. For commuters, Junction 35 of the M4 motorway is just 5.5 miles away, providing excellent transport links.

Directions:

From Cowbridge, head west along High Street (A4222) toward Llantwit Major Road. Turn left onto Llantwit Major Road (B4270) and continue for about 1.5 miles. At the junction, turn left and proceed straight for another 1.5 miles, then turn right toward Llandow. The property and pastureland are immediately on your left.





Ground Floor Accommodation

Entrance Hall

20' 8" x 5' 8" (6.30m x 1.73m)

)Accessed via a uPVC front door with decorative glazed panels. Features wood-effect laminate flooring, a radiator, pendant lighting, and stairs to the first floor.

Living Room

23' 8" x 11' 5" (7.21m x 3.48m)

A bright, dual-aspect room with front, side, and rear windows. Includes a feature fireplace with an inset electric coal-effect fire, wood-effect laminate flooring, radiators, and pendant lighting.

Dining Room / Fourth Bedroom

12' 3" x 11' 7" (3.73m x 3.53m)

A versatile space that could be easily utilised as a fourth bedroom with then sole use of the conservatory as a reception room.

Features a fireplace with a wooden mantel and granite hearth. Wood-effect laminate flooring, vertical radiator, pendant lighting, and doors leading to the conservatory.



Conservatory

12' 8" x 9' 3" (3.86m x 2.82m)

Dwarf wall construction with glazing, a polycarbonate roof, and tiled flooring. Doors open to the rear garden.

Kitchen / Breakfast Room

18' 8" x 10' 8" (5.69m x 3.25m)

Grey shaker-style kitchen with granite-effect laminate worktops and tiled splashbacks. Includes an electric hob, under-counter oven, Worcester boiler, and slate-effect tiled flooring. Dual-aspect windows provide ample natural light.

Utility Room

10' 10" x 6' 5" (3.30m x 1.96m)

Includes space for a washing machine and dryer, with a part-glazed uPVC door leading to the driveway. Features two windows, radiator, and pendant lighting.



Shower Room / W.C

Includes a low-level WC, vanity unit with washbasin, and shower cubicle with Triton electric shower. Finished with PVC panelled walls, vinyl flooring, and a towel rail.

First Floor Landing

Carpeted with loft access and a recessed storage cupboard. Doors to all first floor rooms

Bedroom One

16' 7" x 11' 10" (5.05m x 3.61m)

Overlooks the front garden. Carpet flooring, radiator, and pendant lighting.

Bedroom Two

15' 4" x 10' 9" (4.67m x 3.28m)

Features a large rear window, carpet flooring, radiator, and pendant lighting.



Bedroom Three

16' 6" x 9' 2" (5.03m x 2.79m)
 Front-facing window with carpet flooring, radiator, and pendant lighting.

Bathroom

Modern suite with a panelled bath, WC, and vanity washbasin. Large window provides countryside views. Finished with PVC panelled walls and vinyl flooring.

External

Outside
 The property features a pedestrian gate leading to a spacious, south-facing garden with a mix of lawned areas, mature hedges, and fencing. Additional features include a hot tub with a gazebo, a water feature, and a side lawn. The rear gravel driveway offers ample parking and access to the detached double garage with light and power.



Services

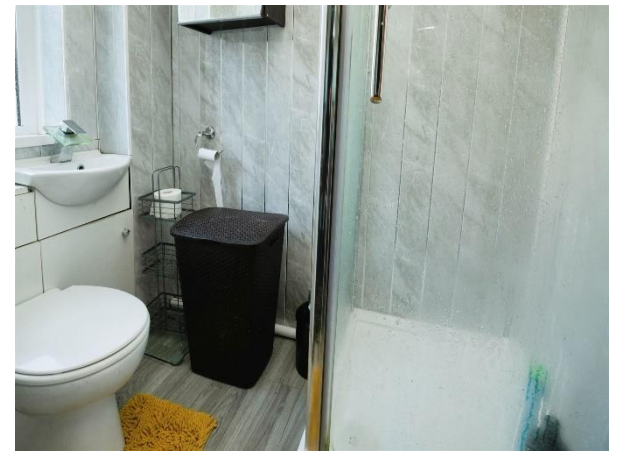
Mains electricity
 Oil-fired central heating (combination boiler)
 Septic tank
 UPVC double glazing throughout

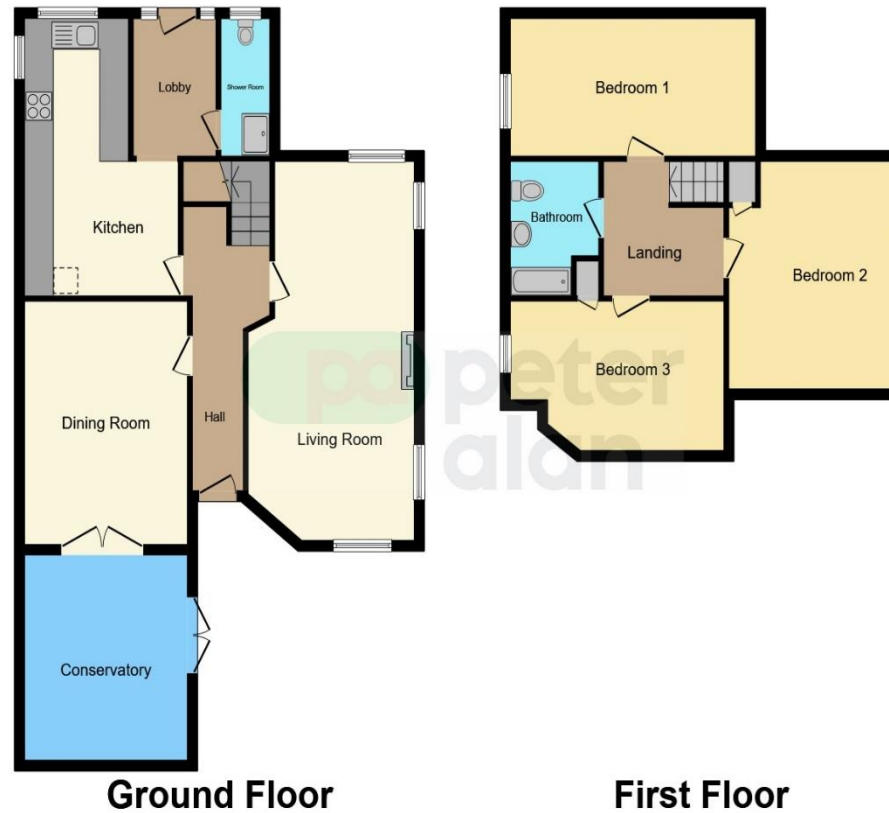


0.44 Acre Parcel of Land

0.44 acres (0.17 hectares) of flat, pastureland currently utilized as a pony paddock. This single parcel features a stock-proof boundary fence and mature hedgerows, ensuring security and privacy. Access is conveniently provided from the adjacent public highway. The land presents an excellent opportunity for equestrian use, recreational purposes, or as an investment.

Please note that the property is not connected to mains water or electricity.





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

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