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The Swallows ., Pendoylan Cowbridge

£650,000-£675,000

 **peter
alan**

01446 772857
enquiries@pablack.co.uk



About the property

A generously proportioned five-bedroom detached property, likely originating from the 1960s, which has been thoughtfully extended over time to create a spacious and adaptable family home. Arranged across two floors, the property offers an array of flexible living spaces, including three main reception rooms, a large kitchen/breakfast area, five bedrooms, two bathrooms, and a sizeable attic room with substantial potential. The layout is particularly versatile, with most of the living space, aside from bedrooms four and five and the attic room, situated on the ground floor, allowing for flexible use to suit varying family needs. Although the attic room currently lacks a window, it offers an excellent opportunity to be transformed into an additional living space or bedroom with dormer or Velux roof lights, subject to necessary permissions. The property benefits from oil-fired central heating and double glazing throughout.

Set within a generous garden that enjoys picturesque views, the property also boasts ample parking to the side and rear, along with a double garage.

Adjacent to the main house is an additional paddock, contributing to the total land area of approximately 2.3 acres.

Despite its tranquil rural setting, The Swallows is conveniently located midway between the villages of Peterston-Super-Ely and Pendoylan.

Accommodation

Entrance Porch

UPVC storm door. Opaque UPVC double-glazed side window and inner door.

Drawing Room

27' 6" x 13' 6" (8.38m x 4.11m)

A bright and expansive principal reception room featuring a large picture window offering sweeping rural views and double-glazed patio doors opening onto the front terrace and gardens. Gas coal-effect fire (LPG) set in a marble surround with a timber mantle. Glazed double doors lead to the inner hall. Further double doors connect to an adjacent reception room.

Living Room

21' 1" x 11' 9" (6.43m x 3.58m)

Rear-facing window and UPVC double-glazed door to the exterior. A striking arched stone fireplace extends to ceiling height with a flagstone hearth. Glazed double doors lead to the reception room.

Family Room

17' 3" x 12' 1" (5.26m x 3.68m)

Sliding glazed double doors connect to the inner hall, with additional doors linking to the living and dining rooms. The room integrates seamlessly with adjacent spaces, creating a large reception area. Stone wall with a matching hearth to a blocked fireplace. Four wall light fittings.

Kitchen /Breakfast Room

21' 3" x 12' 4" (6.48m x 3.76m)

Fitted with an extensive range of classic oak-style wall and base units with marble-effect worktops. Features include a built-in





Neff oven, four-ring ceramic hob with an extractor, built-under dishwasher, and a fridge/freezer concealed by decor panels. The stainless steel 1.5 bowl sink is positioned under a picture window with stunning front-facing rural views. Additional windows offer side-facing views over the paddock. Oil-fired Trianco boiler located here.

Inner Hall

Access to the drawing room, living room, and reception room. Straight staircase to the first floor. Fitted cupboards with radiator. Three ground-floor bedrooms and a bathroom lead off.

Bedroom One

14' 1" x 12' 1" (4.29m x 3.68m)
Features a bay window with rural views and a six-door built-in wardrobe.

En-Suite

Includes a shower cubicle with a Quatric 2 shower, WC, pedestal washbasin, and half-tiled walls. Opaque glazed window.

Bedroom Two

15' 1" x 9' 7" (4.60m x 2.92m)



Rear-facing window and floor-to-ceiling fitted cupboard.

Bedroom Three

12' 1" x 9' 6" (3.68m x 2.90m)
Rear-facing window with garden views.

Bathroom

Modern white suite comprising a panelled bath, pedestal washbasin, and WC. Half-tiled walls. Opaque glazed window.

First Floor Accommodation

Attic Space

19' 3" x 10' 7" max (5.87m x 3.23m max)
Bedroom Four

11' 1" x 10' 6" max (3.38m x 3.20m max)
Bedroom Five

10' 6" x 9' 6" max (3.20m x 2.90m max)
External

Outside
The property is set back from a country lane, with natural hedging and a stone-pillared entrance. A large



gravel driveway provides extensive parking and access to the rear garage block.
Garages:

Garage 1 (18'6" x 11'): Electric light, power, and a small storage room.
Garage 2 (18'6" x 10'3"): Similar features to Garage 1.
The garden is predominantly lawned, bordered by natural hedges, and complemented by terraces accessible from the drawing room and kitchen.

Paddock

The adjoining paddock, approximately 2 acres, gently slopes southward and is enclosed by a mix of post-and-wire fencing and natural hedges.

Agents Note

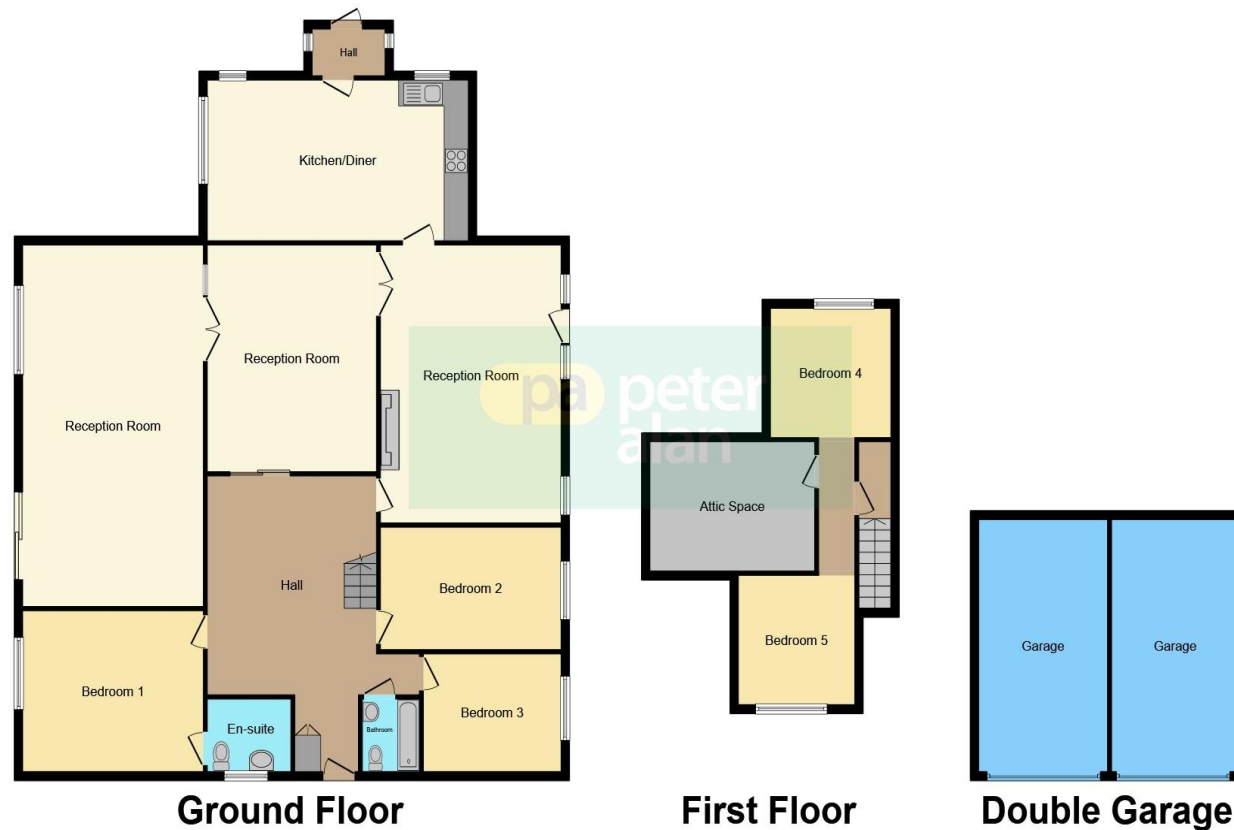
The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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