

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Ty Carreg, Pendoylan Cowbridge

Guide Price £780,000-£800,000

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About the property

"Ty Carreg", meaning "Stone House", is a truly exceptional, one-of-a-kind split-level detached family residence built around 2016, privately nestled within the highly sought-after Vale village of Pendoylan. This remarkable home is filled with charm and individuality, showcasing exposed brick feature walls, soaring vaulted ceilings with beams, and a striking log burner. A high-end finish is evident throughout, with oak and stone floors, oak internal doors, zoned underfloor heating, elegant bathrooms and kitchen with integrated NEFF appliances, window shutters, and a custom staircase.

The beautifully designed interior offers a spacious open-plan lounge and dining space, a fully fitted kitchen with solid wood counters and a breakfast bar, a separate utility, cloakroom, four generous double bedrooms—two with private en suites—a sizeable additional living room, a stylish family bathroom, and ample built-in storage throughout.

Outside, the home is approached via a gated private driveway providing parking for several cars. It sits on a substantial plot with attractively landscaped gardens to the side and rear, offering multiple seating areas, including a lighted electric tilting pergola, ideal for entertaining or relaxing outdoors.

Accommodation

Location

The Village of Pendoylan is located approx 6 miles from the bustling market Town of Cowbridge and is a short drive away from the A48 and J 34 of the M4. The Vale Resort is located at Hensol in the North of Pendoylan. It consists of a four star hotel, two championship golf courses and a leisure centre, with a swimming pool and gym. The Village boasts a highly regarded Primary School and is within catchment for Cowbridge Comprehensive School. The village has won many awards in Best Kept Village competitions

Entrance

Via a canopied external porch and Oak part glazed front door onto opening onto Living room/ dining room

Living / Dining Room

25' 7" x 18' 5" (7.80m x 5.61m)
This impressive and open plan living room/ dining room oozes comfort and tranquillity and benefits from Oak engineered flooring, featured, exposed brick walls, vaulted ceilings with exposed beams, sunken spotlighting, feature wood burner set upon a stone hearth, two Velux windows and UPVC double doors opening onto a glazed Juliet balcony which allows an abundance of natural light to flow through which are fitted with shutters and provides a viewing platform over the garden and the surrounding countryside, bespoke oak balustrade and staircase off offering access to the ground floor accommodation, access on to kitchen and walkway to utility room and master bedroom suite.





Kitchen

14' 4" x 12' 9" (4.37m x 3.89m)
UPVC double glazed window to rear. Fitted with a range of "shaker style" wall and base units with contrasting butchers block solid wooden worktop, breakfast bar and upstands. Feature exposed brick wall with oak lintel creating a service hatch opening onto dining room. Built in NEFF microwave/ oven, double tandem oven, NEFF ceramic induction hob with extractor hood, built in AEG comfort lift dishwasher, NEFF coffee machine with steamer, built in fridge/ freezer, vegetable basket storage, stainless steel bowl and a half sink with hose mixer tap, vaulted ceiling with feature exposed beams, stone flooring.

Utility Room

7' x 5' 11" (2.13m x 1.80m)
Fitted with base units and contrasting worktop above, plumbing and space for a washing machine and an additional appliance, porcelain bowl and a half sink with drainer, sunken spotlighting, continuation of stone flooring, door opening onto cloakroom

Cloakroom

Wash hand basin with chrome rainfall mixer tap, fitted mirror above, vanity drawers below, low level WC, fully



tilled walls, continuation of stone flooring, heated chrome towel rail, sunken spotlighting

Bedroom One

18' 4" x 11' 9" (5.59m x 3.58m)
UPVC double glazed double doors to rear overlooking rear garden and surrounding area with shutters opening onto a glazed Juliet balcony, vaulted ceiling with feature beam, neutral carpet with stone threshold, door to en suite

En-Suite

Obscure UPVC double glazed window to side, Jack and Jill wash hand basins with waterfall taps and vanity drawers below, low level WC, walk in double shower with rainfall shower and glazed side panels, heated chrome towel rail, stone flooring, ceramic tiled walls.

Ground Floor

Via quarter turn oak spindle staircase onto lower hallway, UPVC double glazed window to front, sunken spotlighting, stone flooring, doors leading to all ground floor rooms, understairs storage, controls cupboard housing CCTV, water tank and electric consumer unit.



Bedroom Four

12' 4" x 9' 8" (3.76m x 2.95m)
UPVC window to front, neutral carpet, Sunken spotlighting

Sitting Room

18' 2" x 15' 8" max (5.54m x 4.78m max)
This impressive room is certainly one for the family to enjoy with UPVC bifold doors to rear opening up onto landscaped rear garden, stone flooring, sunken spotlighting,

Bedroom Three

12' 8" x 12' 11" (3.86m x 3.94m)
UPVC double glazed window to rear, neutral carpet

Bedroom Two

14' 3" x 11' 9" (4.34m x 3.58m)
UPVC double glazed double doors to rear, with shutters, neutral carpet with stone threshold, sunken spotlighting, door off to en suite

En-Suite

Fitted with wash hand basin with waterfall mixer tap and vanity drawers below, shower cubicle with rain fall



shower and glazed door, fully tiled walls, stone floor, low level WC, chrome heated towel rail, sunken spotlighting, high level window onto bedroom to allow natural light to flow through

Family Bathroom

11' x 5' 10" (3.35m x 1.78m)

Obscure UPVC double glazed window to the front, wash hand basin with waterfall mixer tap with vanity drawers below, low level WC with hidden cistern and vanity cupboard above, bath with flush waterfall tap, walk in shower cubicle with glazed sliding door and electric shower, chrome heated towel rail, sunken spotlighting, stone floor, fully tiled walls

External Front

The property is accessed via wrought iron double gates leading to a generous gravelled driveway and parking area with a raised decked seating platform screened by a feature wood panelling fence, log store, large storage shed with power, external power points, EV charging point, wrought iron railings with gates each side of the property allowing access to the lawned side and rear garden.

External Rear



Accessed via a flagstone stair case with wrought iron balustrade onto the private and enclosed rear landscaped garden that is enclosed by natural stone walls. The garden is laid to lawn, which extends to the side of the property with a generous stone patio area extending the width of the house and also features a substantial, electric tilted and light up pergola. There are two large storage sheds to the side of the property and also benefits from an external power point

Additional Information

The property has been built to a rigorous standard using the most recent available materials, under floor heating is provided by a 16KW air source heat pump, there is also 5KW solar panels providing free daytime electricity and feeds into the grid. Highly efficient, unvented hot water system and rain water harvesting has also been installed.





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Lower Ground Floor



Ground Floor

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