

 4  1  2  
**The Pines, Nash Cowbridge**  
**£725,000**

 **peter  
alan**

01446 772857  
[enquiries@pablack.co.uk](mailto:enquiries@pablack.co.uk)







## About the property

This distinctive, well designed family home is situated in the scenic grounds of the historic Nash Manor approximately half a mile from the popular Vale village of Llysworney and two miles from the market town of Cowbridge.

On entering the property, you are welcomed by a spacious, light filled hallway with floor to ceiling glazed panels offering access to a terrace area to the rear of the property, overlooking views of the pond. The ground floor offers three reception rooms, a comfortable living room featuring a log burner, a home office and a sitting room with a door leading to the rear garden, which is currently being utilised as a fourth bedroom, providing flexibility that is particularly well-suited to multigenerational living. A shower room is also located on the ground floor to enhance convenience. The Kitchen / diner offers a social space for family meal times with lovely views of the garden and access to the generous storage room.

The first floor offers two generous double bedrooms with countryside views to the rear, a smaller third bedroom and a four piece family bathroom.

To the exterior, the property offers beautiful wrap around lawned gardens, a large pond, terrace area, garage and generous driveway which are framed by established mature trees, enhancing the sense of privacy and seclusion.

## Accommodation

### Hallway

Entered via wooden glazed front door, glazed panels to front and rear to ceiling height, door leading to rear garden, doors to kitchen, three reception rooms and shower room, large cupboard, stairs leading to the first floor, radiator, wood effect flooring.

### Kitchen/Dining Room

14' 4" (Max) x 14' 4" (Max) ( 4.37m (Max) x 4.37m (Max) )  
Units to base and wall height, larger cupboards, space for range cooker, stainless steel splash back and extractor hood over, integrated dishwasher, fridge / freezer and microwave. Stainless steel sink and drainer, double glazed windows overlooking the rear garden, quarry tile flooring, radiator, glazed door leading to storage area.

### Storage Area

Large storage area with glazed doors leading to the front and rear of the property.

### Living Room

19' 10" x 13' 11" ( 6.05m x 4.24m )  
Double glazed windows with views of the garden, fireplace with log burner, wood flooring, radiators.

### Study

13' x 13' 11" ( 3.96m x 4.24m )  
A versatile room currently used as a study with double glaze windows overlooking the garden, wood flooring, radiator.







### Reception Room 3 / Bedroom 4

13' 6" x 10' 3" ( 4.11m x 3.12m )

A further versatile room that is currently used as a bedroom but could also be a sitting room / play room. Double glaze window overlooking the garden and door leading out to the garden, glazed panel to hallway, wood flooring, radiator.

### Shower Room

Shower cubicle, vanity wash hand basin unit with mirror above, WC, chrome ladder style radiator, Double glazed obscured window to side, tiled walls and floor,

### Landing

Large storage cupboard housing water tank, windows to side, doors to three bedrooms and bathroom.

### Bedroom One

13' 11" x 13' 5" (Max) ( 4.24m x 4.09m (Max) )

Double glazed windows overlooking the garden, fitted wardrobe, radiator, wooden flooring.



### Bedroom Two

13' 11" x 11' 7" (Max) ( 4.24m x 3.53m (Max) )

A further double bedroom with double glazed windows over looking the garden and countryside beyond, fitted wardrobes, radiator, carpeted.

### Bedroom Three

8' 11" x 10' 7" ( 2.72m x 3.23m )

Double glazed window overlooking the garden, wood flooring, radiator.

### Bathroom

Four piece suite with bath, shower cubicle, vanity wash hand basin with mirror above, WC, partly tiled walls, tiled flooring, chrome ladder style radiator, double glazed obscured window to rear.

### Gardens

The stunning garden wraps around the property and is mostly laid to lawn with mature trees and shrubs, large pond, terrace area and large driveway for several vehicles.



### Garage

Accessed via electric door, power and lighting, sink and drainer, plumbing for appliances. Additional door leading to the garden to the rear of the property.









01446 772857

enquiries@pablack.co.uk



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](http://www.focalagent.com)

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

