Yew Tree Cottage Colwinston

Cowbridge, CF71 7NE

Offers In Excess Of £850,000

HARRIS & BIRT

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An individual detached cottage believed to date back to the reign of George III in the late 1700's, it has County Treasure Status from the Vale Of Glamorgan Council and is mentioned in the Inventory of Ancient Monuments in Glamorgan Volume IV, Farmhouses and Cottages. Yew Tree Cottage enjoys an abundance of character features throughout and offers spacious and versatile accommodation briefly comprising: entrance porch into main hall, living room with feature Inglenook fireplace, kitchen/breakfast room, sitting room, currently in use as a library, study, utility room and WC to the ground floor. Upstairs has an individual design offering a guest wing comprising two double bedrooms and a bathroom. Second stairs lead up to the master bedroom, bedroom two and a bathroom. Outside enjoys the benefit of off road parking for two vehicles, a pretty cobbled front courtyard and a rear terrace and sweeping lawn enjoying wonderful countryside views.

The property enjoys uninterrupted countryside views to the rear and sits in a prime spot within the village of Colwinston, which holds the accolade of semi-finalist in the Channel 4 programme 'Village of the Year'. Positioned within gently rolling countryside, Colwinston contains a number of period houses, St. David's Church in Wales Primary School, public house, parish church, village hall and cricket and sports ground. Colwinston in itself was featured in the Times Top 10 places to live in Wales, as well as also being within the catchment area for the well-regarded Cowbridge Comprehensive School.

Although enjoying the benefits of a rural community, the village is accessible to the nearby towns of Cowbridge and Bridgend. The capital city of Cardiff is also within easy reach via the A48 and the M4 Motorway.

- Detached Character Cottage
- Four Double Bedrooms
- Abundance Of Character Features Throughout
- Wonderful Countryside Views
- Solar Panels
- Believed To Date Back To The Late 1700's
- Four Reception Rooms
- Spacious Rear Garden
- Off Road, Driveway Parking
- EPC Rating - tbc

Accommodation

Ground Floor

Entrance Porch
The property is entered via part UPVC double glazed doors into porch. Inset Coir matting. Lantern style wall light. Further part glazed door into hall.

Hall 11'7 x 8'7 (3.53m x 2.62m)
Quarry tiled floor. Pendant ceiling light. Stairs to first floor landing. Understairs storage cupboard. Part glazed door into living room. Bar and brace door into kitchen.

WC
Modern two piece suite comprising low level hidden cistern dual flush WC and wall mounted wash hand basin with mixer tap, deep sill and splashback. Window to side. Wood effect laminate floor. High level wall mounted towel warmer. Pendant ceiling light.

Living Room
Inglenook fireplace containing a freestanding Topstak Ironwood log burning stove set on slate hearth with stone surround containing bread ovens and solid inset oak mantel over. Sliding patio doors onto rear patio terrace. Window overlooking rear gardens. Two windows to side. Recess with shelving and downlighting. Solid oak floor. Radiators. Exposed wood ceiling beams. Pendant ceiling lights. Bar and brace door through to kitchen.

Kitchen 17'3 x 15'1 (5.26m x 4.60m)
Fitted shaker style kitchen finished in cream with features to include: a range of wall and base units set under and over wood-effect laminate worktops with tiled splashbacks. Inset single bowl sink with swan neck mixer tap and draining grooves. Countertop four ring induction hob with electric extractor hood over and electric fan assisted oven below. Integrated full length fridge behind matching decor door. Two undercounter integrated freezers behind matching decor doors. Space for undercounter dishwasher. Tumbled limestone floor. Pendant ceiling light. Glazed doors opening out onto rear patio terrace. Step up into dining area offering ample space for table and chairs with solid oak floorboards, pendant ceiling light, radiator, bar and brace door through to study and glazed double doors opening into sitting room.

Sitting Room 21'8 x 10'0 (6.60m x 3.05m)
Large window overlooking the rear patio terrace. Internal window into dining room. Bar and brace oak floorboards. Radiator. Pendant ceiling lights. Wall lights. Solid door into utility.

Utility 5'8 x 10'0 (1.73m x 3.05m)
Freestanding vanity unit with inset sink, hot and cold taps, tiled splashback and storage below. Range of fitted wall shelves. Plumbing for washing machine. Space for tumble dryer. Tiled floor. Pendant ceiling light. Extractor fan.

Study 15'4 x 8'11 (4.67m x 2.72m)
Two windows overlooking the front. Continuation of wood floor from dining room. Vertical radiator. Pendant ceiling light.

First Floor
Split stairs from ground floor branch off to main landing and guest floor landing.

Main Landing
Large window with fitted shutters overlooking the front with low level eaves storage space under. Two further recessed storage cupboards. Fitted carpet. Pendant ceiling lights. Radiator.

Master Bedroom 21'3 x 11'11 (6.48m x 3.63m)
Window overlooking the rear offering wonderful uninterrupted countryside views. Double fitted wardrobes. Solid Ash wood floor. Radiator. Loft hatch. Pendant ceiling light.

Bedroom Two 15'4 x 9'7 (4.67m x 2.92m)
Window to side. Double fitted wardrobes. Solid ash floor. Radiator. Loft access hatch (loft ladder and partly boarded). Pendant ceiling light.

Bathroom One 10'4 x 8'10 (3.15m x 2.69m)
Modern fitted suite with features to include: bath with tiled surround, mixer tap and shower head attachment. Corner shower cubicle with wall mounted mains connected shower with sliding doors. Low level hidden cistern dual flush WC. Wall mounted wash hand basin with mixer tap. Large window overlooking the rear offering wonderful countryside views. Recessed storage cupboard with shelving. Wood effect laminate floor. Part tiled walls. Radiator. Pendant ceiling light.

Guest Wing Landing
Fitted carpet. Velux ceiling window to front. Radiator. Storage cupboard built into the eaves. Pendant ceiling light.

Bedroom Three 14'0 x 14'9 (4.27m x 4.50m)
Large window overlooking the rear offering wonderful uninterrupted countryside views. Fitted carpet. Radiator. Exposed wood beam. Pendant ceiling light.

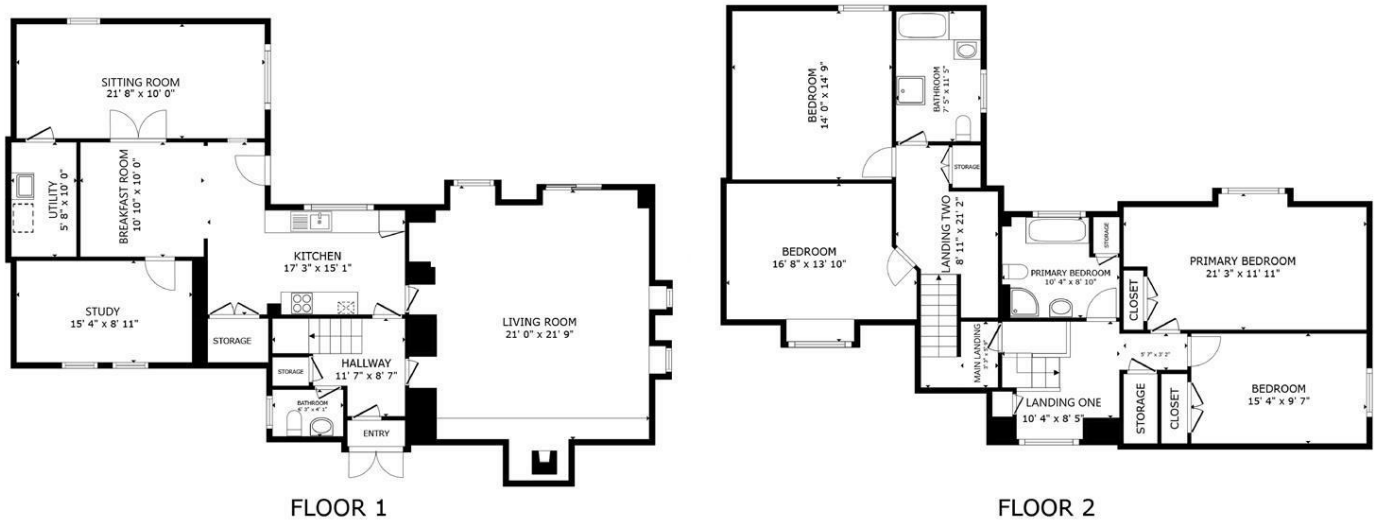
Bedroom Four 16'8 x 13'10 (5.08m x 4.22m)
Large window overlooking the front with window seat and storage under. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom Two 7'5 x 11'5 (2.26m x 3.48m)
Modern fitted suite in white with features to include: bath with tiled surround and hot and cold tap. Curved shower cubicle with tiled wall, wall mounted mains connected shower and sliding doors. Low level dual flush WC. Freestanding vanity unit containing wash hand basin with freestanding tap and storage below. Large window overlooking rear patio. Tiled floor. Part tiled walls. Wall mounted vertical towel warmer. Pendant ceiling light.

Outside
The property is accessed at the front via a pedestrian gate with steps leading into a pretty cobbled patio with raised rockery and dry stone wall boundary to all sides. Further five bar double gates onto gravel drive, offering off road parking for several vehicles. Pedestrian gate off the drive accessing the rear garden. The rear garden offers a spacious paved patio terrace leading onto a gently sloping expanse of lawn open to the countryside beyond offering wonderful uninterrupted views. Pretty planted borders and dry stone wall boundary to one side, with a mature hedge boundary to the other side. Access wraps around the back of the property laid to Cotswold chippings with paved stepping stones. Storage to side. Freestanding oil fired boiler and oil tank. The cobbles continue around to the front of the property.

Services
Mains water and drainage are connected to the property. Oil fired central heating. Double glazing throughout.
8 PV Solar panels installed in 2025 with battery storage and feed in tariff

THE GUARDIANS

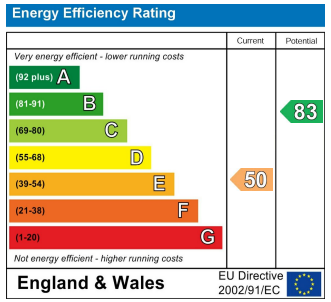


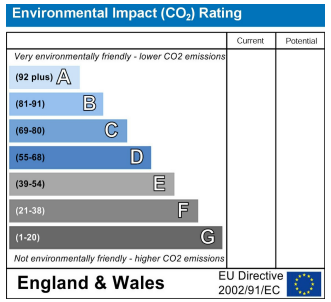
FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,369 sq.ft. FLOOR 2 1,322 sq.ft.
TOTAL : 2,691 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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