



Keepers Cottage, St. Quentins Hill, CF71 7JT

Llanblethian

Keepers  
Cottage

£369,000

# Keepers Cottage

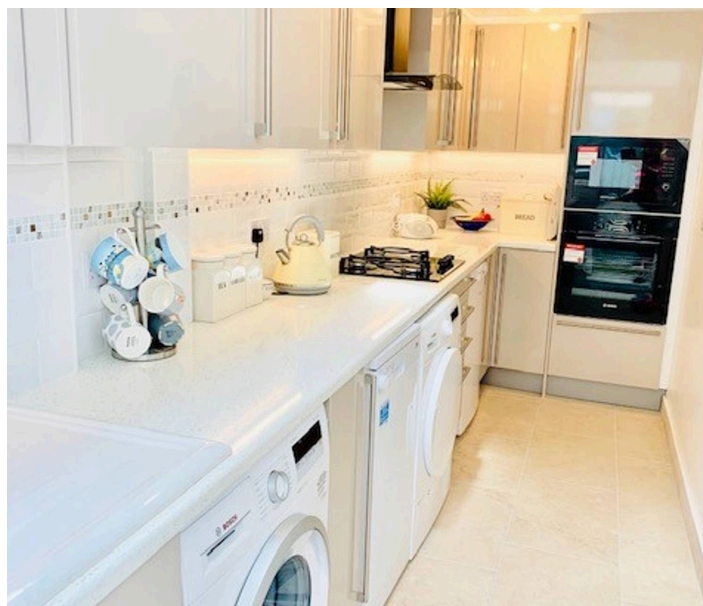
Llanblethian

From Cowbridge High Street, take the turning alongside the Duke of Wellington public house, travel under the stone arch and straight on down Townmill Road. At the end of Townmill Road, bear left up Constitution Hill, at the top of Constitution Hill turn right and follow this road past the castle and down Castle Hill, turning first right onto St Quentins Hill where Keepers Cottage lies on your right hand side.

Pretty two bedroom, stone cottage near St Quentins Castle with original features and private Mediterranean courtyard, close to Cowbridge centre with planning for dormer extension and roadside parking.

Council Tax band: D

Tenure: Freehold





Charming stone-built, completely refurbished two bedroom cottage with many original features and Mediterranean style private courtyard garden enjoying a secluded position next to St Quintins Castle and within easy walking distance of Cowbridge centre and its amenities.

Pretty canopied entrance with original cottage door to LIVING ROOM (12'2" x 13'4"), a charming room with shuttered double glazed sash window to front garden, slate tiled floor, beamed ceiling and high quality 'Chesney' wood burning fire on a ceramic tiled hearth with natural stone chimney breast. Double glazed window to side elevation and cottage door with braced handle to HALLWAY (13'4" x 6'5"), traditional spindled half turn staircase to first floor with understairs cupboard and tiled floor.

Part glazed double doors to rear KITCHEN (16' x 5'4"), newly fitted with range of light grey high gloss base and wall cupboards, roll top work surfaces with porcelain one and half bowl sink, drainer, mixer tap and tiled splashbacks, integrated single oven, microwave, gas hob and extractor with spaces for fridge, dishwasher, washing machine and tumble dryer, concealed mains gas combi boiler, tiled floor part vaulted ceiling with double glazed Velux window with UPVC door and window to side.

Brand new high quality ground floor BATHROOM (7'6" x 5'8"), fully tiled to walls with traditional suite including roll top claw foot bath, with rain water shower and glazed shower screen, low level WC and wash hand basin with vanity cupboard, hand painted tiled floor and chrome heated towel rail.

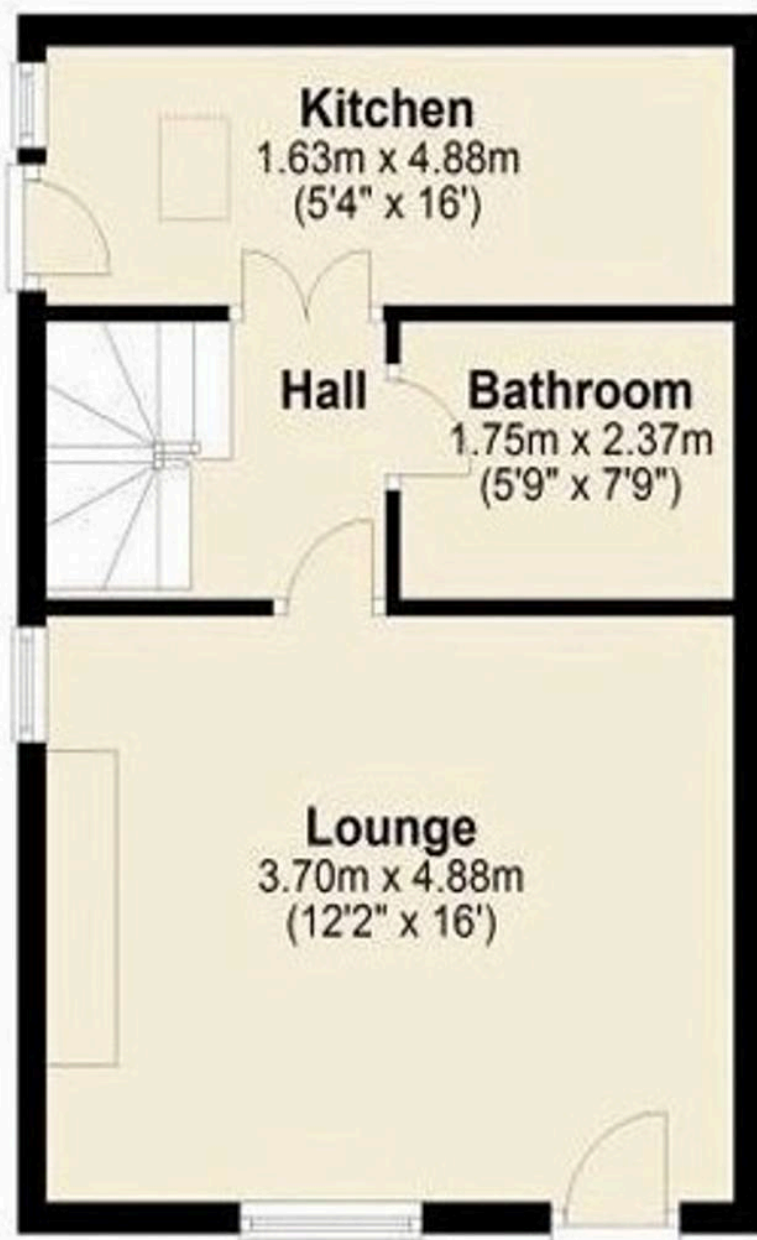
'L' shaped landing with double glazed window to rear and pretty cottage doors to BEDROOM 1 (14'8" x 12'6"), a particularly generous double room with fitted carpet, two shuttered double glazed sash windows to front elevation with village and countryside views, built in cupboard and original Victorian cast iron fireplace. BEDROOM 2 (12' x 10' max 5'3" min), fitted carpet, double glazed window to rear garden.

Current planning permission would allow an extension to the existing rear dormer allowing first floor bathroom.

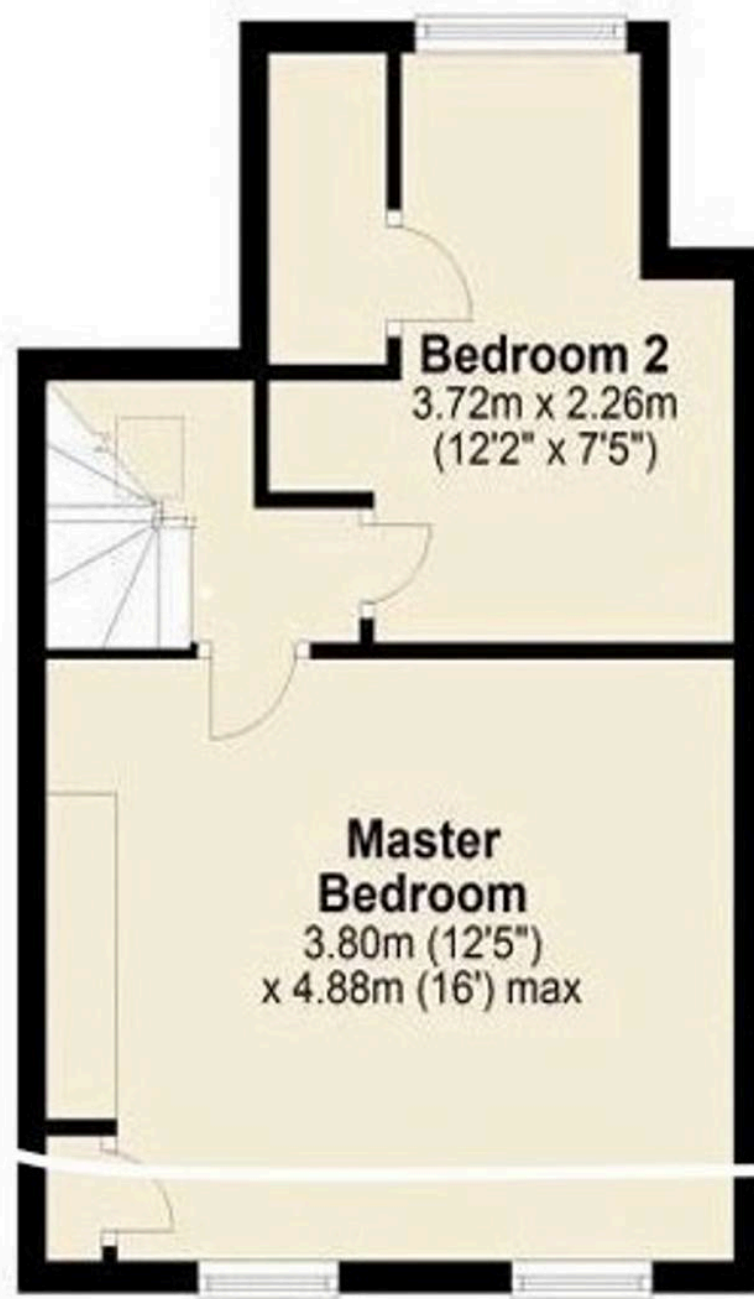
Roadside parking is available close to the property with a stone pillared wrought iron gate giving access to a stepped pathway leading to the front door which is flanked by a front garden laid to astro turf with outside light and gate to side path which leads to a small rear, paved courtyard with WOOD STORE and STORAGE SHED.



## Ground Floor



## First Floor





## Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

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