



**Southerndown Cottage, Southerndown, CF32 0RW**

The Vale of Glamorgan

In Excess of £349,950

## Southerndown Cottage

From our Cowbridge office travel in a westerly direction filtering onto the A48 heading in the direction of Bridgend. At the bottom of Crack Hill turn left, continue along this road through Corntown and Ewenny, at the 'T' junction turn left, continue through the traffic lights, over the bridge and into the village of St Brides Major. Take the right hand turn signposted Southerndown, turn left immediately after passing the Three Cups on the Beech Road where Southerndown Cottage will be directly on your right hand side opposite Frolics Restaurant as indicated by our For Sale Board.

What3Words: physics.giggled.alleyway

A truly charming, stone-built historic cottage that has been modernised in recent years, located in the heart of Southerndown Village.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## Southerndown Cottage

A truly charming, stone-built historic cottage that has been modernised in recent years, located in the heart of Southerndown Village.

A decorative, part-glazed front door opens into a pitched entrance porch/boot room with laid flagstone flooring, providing excellent storage.

A beautiful sitting room lies to the front of the property, featuring fitted carpet, a shuttered window taking in views of the south-facing courtyard garden, and a spindle staircase with carpet runner rising to the first floor, with a storage cupboard beneath.

The accommodation continues into a naturally bright, dual-aspect; a versatile space currently used as a dining/play room but equally suited to a home office or additional guest bedroom, if required.

To the rear, a recently fitted galley kitchen includes a range of base-mounted, handleless cabinetry with timber-effect countertop over, along with provision for plumbed white goods, a cooker, tumble dryer and a dishwasher. Adjacent lies a walk-in pantry with further storage and space for a large fridge/freezer.

To the first floor are two double bedrooms, both enjoying far-reaching countryside and coastal views, along with a contemporary shower room.

Bedroom one runs the full depth of the cottage and features the original floorboards and a large shuttered window offering an excellent vantage point over the village and rolling countryside as it stretches towards the coastline.

Bedroom two is a well-balanced double bedroom with a front-facing aspect and double fitted wardrobe.

The cottage is ideally situated to enjoy the local coastline and surrounding countryside, with many reputable independent businesses, pubs and eateries within easy reach.

To the front, a sheltered and private south-facing gravelled courtyard garden provides a wonderful space to relax or entertain, with raised, stocked borders adding colour and greenery.



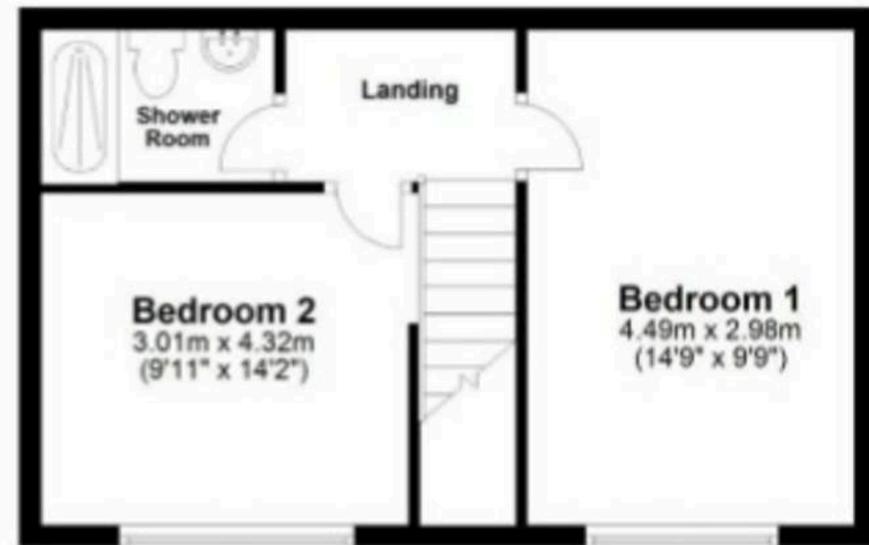
## Ground Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



## First Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



Total area: approx. 82.7 sq. metres (890.3 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



## Herbert R Thomas

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