



hrt
herbert r thomas

Bodringallt Bryn Road, Coychurch CF35 6AE

Bridgend

£835,000

Bodringallt

Substantial 6 bedroom detached family house, beautifully located with a lengthy approach driveway surrounded by its own ground extending to approximately 2.79 acres, enjoying a fine rural location and aspects.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Substantial detached country property in a delightful rural setting
- Entrance hall and cloakroom, living room, garden room, dining room, study and sitting room, large kitchen/dining room, laundry room, boot room and ground floor shower room
- 6 bedrooms, 2 en-suites and family bathroom
- Extensive parking and lawned and paved gardens, lengthy private driveway approach, ideally located surrounded by its own pasture land, timber framed stable block.
- Rural yet highly convenient location



Nestled within a tranquil rural setting and approached via a sweeping private driveway, this impressive six-bedroom detached residence offers an outstanding blend of scale, elegance, and versatility. Surrounded by open countryside and set within beautifully maintained grounds extending to approximately **2.79 acres**, the property presents a rare opportunity to acquire a refined country home with equestrian appeal.

A welcoming entrance porch opens into a central reception hall, where a galleried landing creates an immediate sense of space and light. The interiors are thoughtfully arranged to provide both formal entertaining spaces and relaxed family living areas.

The **principal living room** is a generous dual-aspect space, centred around a charming real flame gas fire with a cast iron inset and timber surround. Glazed double doors lead seamlessly into the **garden room**, offering a calm and inviting space with tiled flooring and French doors opening onto the rear terrace. The **formal dining room** provides an elegant setting for entertaining, with views across the garden. A well-appointed **study** leads into a comfortable **family room**, complete with a wood-burning stove set upon a slate hearth. French doors invite the outdoors in, creating an ideal environment for relaxed gatherings.

At the heart of the home lies the impressive **kitchen/breakfast room**, designed with both style and functionality in mind. Fitted with contemporary light grey cabinetry, granite work surfaces, and a central island with breakfast bar, this space is perfect for modern family life. Integrated appliances include a double oven, gas hob, and extractor, with ample room for an American-style fridge/freezer, dishwasher, and a substantial dining table.

Supporting the main living areas are a **laundry room**, **boot room**, and a convenient **ground floor shower room**, offering practical solutions for busy households and country living.

The galleried landing leads to six well-proportioned bedrooms. The **principal suite** enjoys delightful rural views and benefits from extensive fitted mirrored wardrobes, complemented by a luxurious en-suite featuring a panelled bath, separate double shower, and elegant tiling throughout. **Bedrooms two and three** are generous doubles with built-in wardrobes and pleasant views over the rear gardens. **Bedroom four** also benefits from fitted wardrobes and a private en-suite bathroom. **Bedroom five** is a further comfortable double room, while **bedroom six** offers flexibility as a nursery, dressing room, or potential additional en-suite subject to requirements. A well-appointed **family bathroom** completes the first-floor accommodation.

Gardens & Grounds

The approach to the property is both private and impressive, with gated access leading to a long driveway across a front paddock, extensive parking and turning area is bordered by mature planting. To the rear, the gardens are predominantly laid to level lawn, complemented by a sandstone seating terrace, ideal for outdoor entertaining. An enclosed vegetable garden further enhances the property's lifestyle appeal. Beyond, gently surrounding grazing land provides both privacy and potential for equestrian or smallholding use.

Equestrian & Outbuildings

A pathway leads to a **timber-framed stable block**, with three loose boxes and a tack room, offering excellent facilities for equestrian enthusiasts or those seeking a rural lifestyle.

Sustainability & Additional Features

The property benefits from a modern solar panel system (5.67kW) with substantial 10kW battery storage, providing improved energy efficiency and the ability to export surplus electricity back to the grid.

Please note: a public footpath runs along the western boundary of the property.

A Rare Opportunity

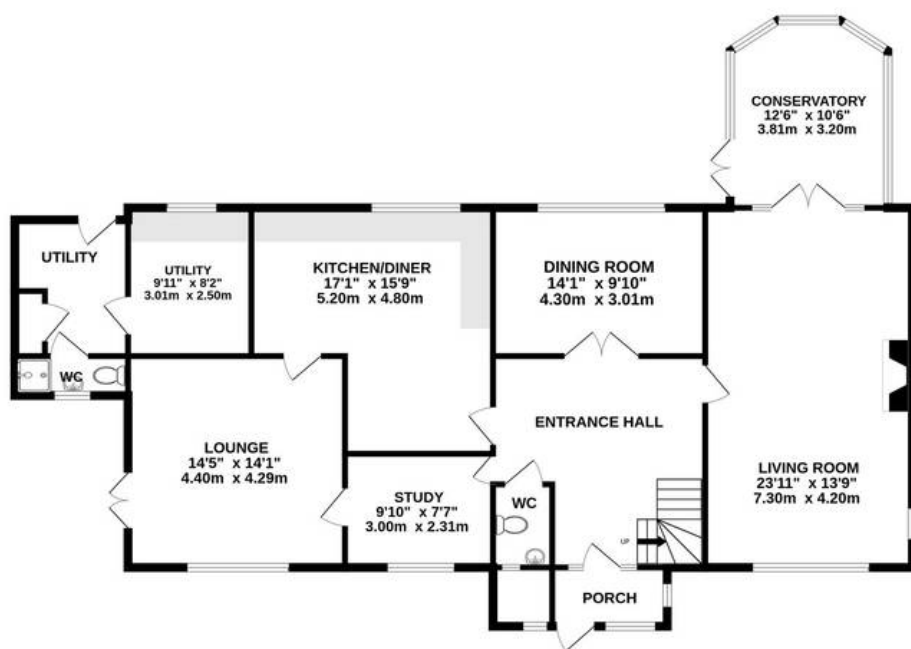
This substantial and beautifully presented home offers a unique combination of spacious living space, expansive grounds, and countryside lifestyle potential, perfectly suited to families, equestrian buyers, or those seeking a peaceful rural retreat without compromising on comfort or accessibility.



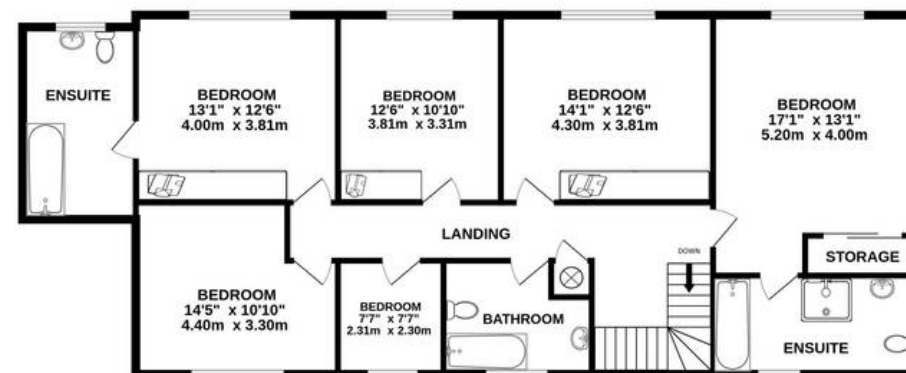
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GROUND FLOOR
1500 sq.ft. (139.3 sq.m.) approx.



1ST FLOOR
1346 sq.ft. (125.1 sq.m.) approx.



TOTAL FLOOR AREA : 2846 sq.ft. (264.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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