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herbert r thomas

**The Coach House, Wick Road**

Llantwit Major

**£575,000**

## The Coach House

From Cowbridge town centre travel along Westgate taking the left hand turning onto the Llantwit Major Road. At Nash crossroads turn left and follow this road passing Llandow industrial estate on your right hand side. At the roundabout take the second exit heading into Llantwit Major. Turn first right, follow the road as it bears right around a bend heading back out of Llantwit Major, where The Coach House lies on your right hand side.

What3wrods: collected.gold.fried

Detached 4-bed character house with flexible layout (annexe potential), pretty gardens, countryside views, parking, and summer house. Walk to Llantwit shops and train.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Detached four bedroom character house offering extensive and flexible accommodation including potential annex, set within very pretty gardens with direct views to rolling countryside, yet within walking distance of Llantwit shopping centre, train station etc.

Modern composite entrance door to OUTER HALLWAY, tiled floor and double glazed window. Opening to an INNER HALLWAY with colour-washed stonework, recessed book cases and CLOAKROOM containing white low-level WC, wash hand basin and frosted double glazed window. SITTING ROOM, beamed ceiling, exposed natural stonework to one wall and electric fire. Stained glass internal window DINING ROOM, timber effect laminate floor, beamed ceiling, exposed natural stonework and double glazed window. Quarter-turn staircase with wrought iron balustrade to first floor, glazed double doors to substantial LIVING ROOM, double glazed windows and French door to rear courtyard garden, feature natural stone chimney breast with raised marble hearth.

Part-glazed door from hallway to BREAKFAST ROOM, laminate floor, double glazed window and wide archway to KITCHEN, range of fitted base and wall cupboards with roll top work surface, stainless steel one and half bowl sink and drainer, integrated twin oven, ceramic hob, extractor, dishwasher and built-in fridge freezer, tiled floor. CONSERVATORY, solid wall to roadside elevation with patio doors to garden and rural views beyond, pitched poly-carbonate roof and ceramic tiled floor.

Annexed PLAYROOM/ OFFICE, double glazed windows and recessed lighting leading to BEDROOM FOUR, double glazed windows, access to small store room which could potentially form an en-suite, loft hatch and separate entrance door access to driveway. These two rooms might be used to form separate annexed accommodation.

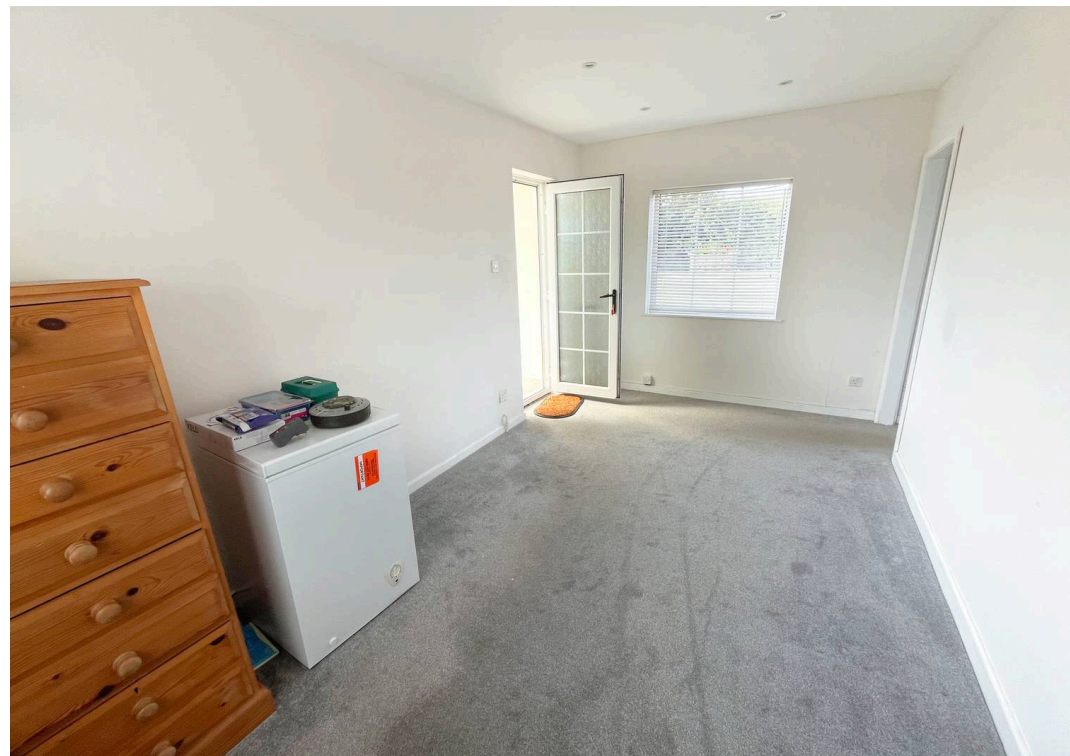
LANDING, part-pitched ceiling and loft access, linen cupboard with slatted shelving. BEDROOM ONE, a generous double room, windows to two elevations, part-pitched ceiling and sliding door to an EN-SUITE SHOWER ROOM, quadrant shaped shower cubicle with electric shower attachment and low level WC, wash-hand basin, part tiled to walls and double glazed window. BEDROOM TWO, pitched and vaulted ceiling with loft hatch. Double BEDROOM THREE, another generous room with double glazed window to roadside elevation and sliding mirror doored wardrobes providing ample storage. BATHROOM, white suite including panelled bath with mixer tap, low level WC, wash hand basin and vanity cupboard, heated towel rail and frosted double glazed window.

Tarmacaded roadside parking, with timber double gates leading to brick pavia parking area with brick pavia forecourt leading to the front door. The main garden lies to the side of the house which is laid to lawn with beautifully stocked mixed flower and shrub beds and substantial timber framed SUMMER HOUSE with decked sitting area. Sweeping to the rear of the property is a further, narrow lawn, again well-stocked with shrubbery and perenial plants. A gravelled pathway then extends to a further gravelled courtyard garden with mixed beds and wrought iron gate back to the quiet country road which services the property.

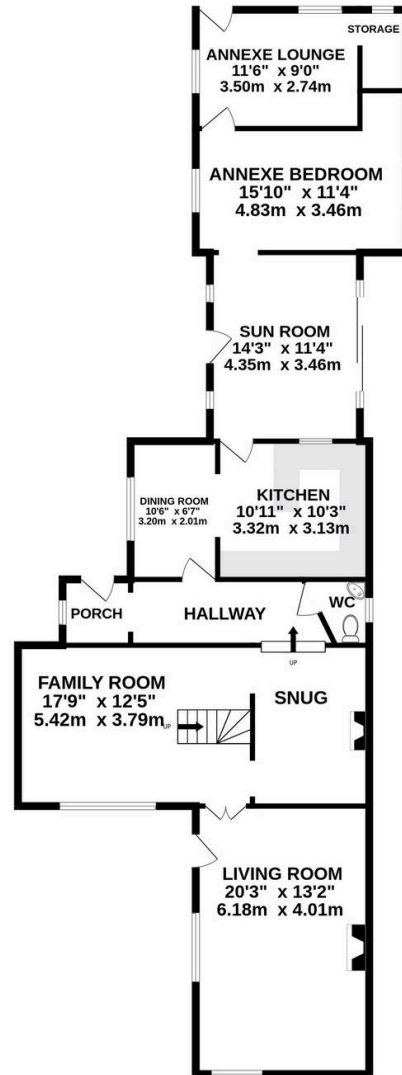
The property occupies a very pleasing location set off a quiet road, surrounded by open fields on the fringe of the town, yet within walking distance of Llantwit Major centre, shops, train station etc.



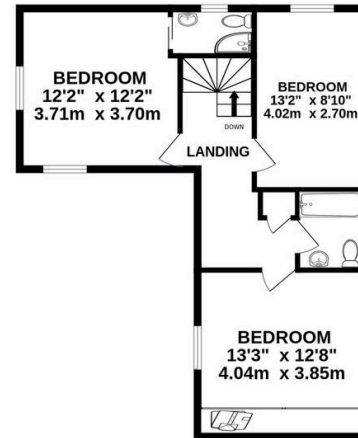
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GROUND FLOOR  
1344 sq.ft. (124.8 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.







## Herbert R Thomas

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