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Swallows Lodge  
Penllyn  
Cowbridge  
The Vale Of Glamorgan  
CF71 7RQ



# Swallows Lodge

Asking price **£895,000**

This detached four-bedroom family home sits on a generous sized garden plot, bordering farmland, on the periphery of this most sought-after Vale village. This property with three reception rooms and conservatory holds potential for extension subject to relevant planning permission.

- A well-presented and maintained four bedroom detached family home.
- Generous size garden plot measuring approximately 0.5 of an acre.
- Edge of village location, enjoying panoramic countryside views.
- Highly sought after Vale village, with excellent commuting options.
- Three reception rooms plus conservatory extension.
- Kitchen/breakfast room, utility room and ground floor cloakroom.
- Ample off-road parking plus integral double garage with loft room above.
- Potential to extend subject to relevant planning.
- Offered to the market for the first time in over 30 years.
- Vacant possession and no upward chain.









Swallows Lodge is a much-loved family home offered to the market for the first time in over 30 years. It offers well-presented and maintained accommodation throughout and sits on a generous sized landscape garden plot measuring approximately 0.5 of an acre.

The property is situated on the edge of Penllyn village, enjoying panoramic views over the surrounding farmland. It lies just 2 miles from Cowbridge High Street and approximately 4.25 miles from Junction 35 of The M4. The property has significant potential for extension/re-development, subject to relevant planning permission, as many neighbouring properties have done.

The accommodation briefly comprises: A central entrance HALLWAY with stairs rising to the first floor accommodation and doors off to the reception rooms. The dual aspect LOUNGE is a generous sized reception room with box bay window to front and patio doors to rear enjoying views and access into the garden. A working fireplace has a stone surround and hearth with wooden beam mantle over. The room has engineered Oakwood flooring. The KITCHEN/BREAKFAST ROOM with two windows to rear enjoys views over the garden and countryside beyond, has a fitted range of light oak, base, larder and wall-mounted units with black granite works surfaces with splashback tiling over. Integrated Neff appliances include oven, microwave oven, halogen hob with cooker hood over, fridge/freezer and dishwasher. The room has ceramic tile flooring which continues into the generous sized utility room. The UTILITY ROOM has a window and glazed door to rear. It has fitted base, larder and wall-mounted units matching the kitchen, with granite effect work surfaces, with splashback tiling over. Integrated freezer. Space and plumbing for washing machine. The DINING ROOM with window to front enjoys views over the front garden and into the countryside beyond. The STUDY is open plan to a CONSERVATORY extension which has UPVC double glazed doors and windows to three aspects enjoying views and access into the garden.

It has a pitched polycarbonate roof with central light/fan point and benefits from a wall-mounted electric panel heater

making this a usable space throughout the year. The ground floor CLOAKROOM has a white two-piece suite.

The first floor LANDING gives access to the bedroom accommodation and has a loft Inspection point. To the first floor are four bedrooms. Bedrooms one, three and four are located at the rear of the house enjoying views over the garden and farmland beyond. BEDROOM ONE benefits from a fitted range of wardrobe and bedroom furniture, plus EN-SUITE BATHROOM with a white three-piece suite which includes a double ended shower bath with electric shower over and sink unit set on vanity unit with storage below. BEDROOM TWO is located at the front of the property, also enjoying far reaching countryside views and benefiting from an extensive range of fitted wardrobe and bedroom furniture. BEDROOM FOUR is a

generous size single bedroom with space for wardrobe furniture and desk.

The FAMILY BATHROOM with window to front has a white three-piece suite, including; panel bath with an electric power shower over and wash hand basin is set on a roll top worksurface with storage below plus wall-mounted storage flanking a mirror.

Outside, the property is situated on a large garden plot measuring just over half an acre. To the front of the property is a paved driveway/parking area with ample parking space for several vehicles. The driveway is flanked by lawned gardens bordered by mature manicured hedges and houses a feature garden pond. To the rear is a west facing garden which offers a flagstone laid patio which extends from the rear of the property out onto an extended lawn. It is bordered by mature hedgerow and stock proof fencing and has an abundance of mature trees and shrubs. A footbridge leads over a babbling brook.





## Directions

From Cowbridge, travel west along the A48 and continue over the roundabout. Proceed down the hill and take the first right hand turning. Follow this road up and into Penllyn Village. Swallows Lodge is the final property located on the left-hand side as you leave the village travelling north. What3words: Fairway.organist.bombshell

## Tenure

Freehold

## Services

Mains water, electricity, drainage and oil central heating  
Council Tax Band H  
EPC Rating E

Viewing strictly by appointment through  
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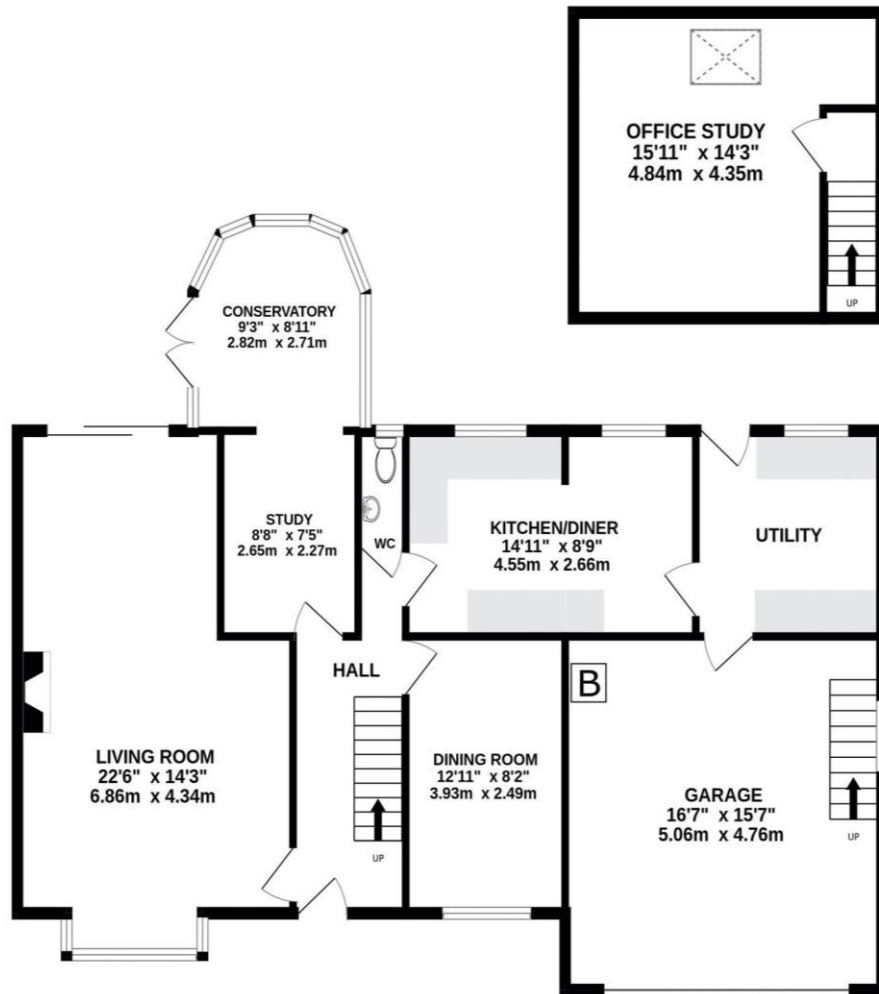
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	44 E	
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

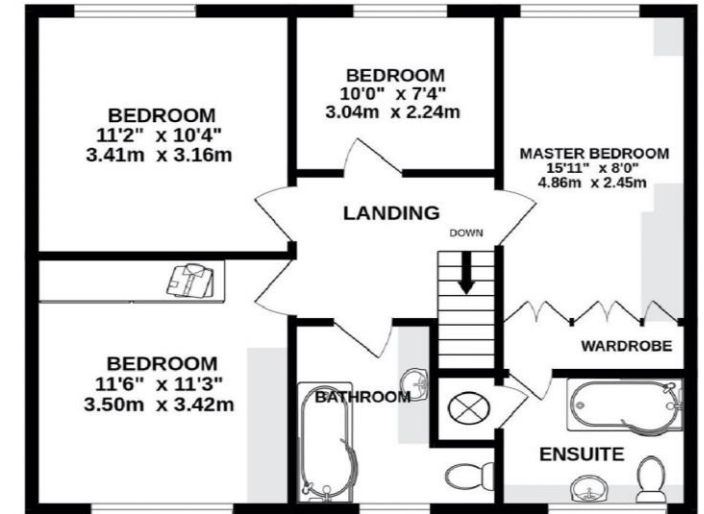




GROUND FLOOR  
1377 sq.ft. (128.0 sq.m.) approx.



1ST FLOOR  
636 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 2013 sq.ft. (187.0 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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