

The Croft, Nurston,

Nr Rhoose, Vale of Glamorgan, CF62 3BH

Watts & Morgan



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Nr Rhoose, Vale of Glamorgan, CF62 3BH

Guide price: £1,395,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A handsome family home, most recently significantly extended and most comprehensively refurbished to provide an oasis of calm with refined palette throughout providing sizeable relaxing family accommodation set within a plot of close to 1 acre and enjoying a southerly aspect to the rear. Lounge with doors opening to the south facing rear garden, sitting room with bay window to the same and superb 'Neptune' kitchen extending into a large ground floor family living-dining room with bi-fold doors opening to the garden. Also cloakroom and generous utility room. Principal bedroom suite with dressing room and shower room, second en suite guest bedroom, third double bedroom with fitted bedrooms and fourth double bedroom with adjoining dressing room/study. Also family bathroom. Sweeping in and out driveway tp the front and separate former stable block including leisure suite currently fitted as a home gym and cinema room together with a beauty treatment room and an adjoining store. Gardens mainly laid to lawn and including a wild meadow to the eastern boundary.







Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

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Summary of Accommodation

Title Here

The Croft is a detached family home, understood to have been built in the 1950's and significantly extended and modernised in recent years to provide a most sizeable additional living space. It has been thoroughly refurbished throughout with a wonderfully soothing calm palette and quality fittings and provide spacious family-friendly accommodation. Steps lead up to the entrance porch and through a glazed door with bevelled glass panes into the ground floor hallway. A staircase leads from here to the first floor while doors lead to the both reception rooms, to the kitchen-living-dining room and also to a cloaks cupboard/WC. To the western side of the property is a sunny sitting room with windows to three elevations and double doors opening to the rear, south facing patio with garden beyond. It has, as a focal feature, an "Ironwood" stove recessed within a Minster-style fire surround. A second generous reception room has a bay window also overlooking the rear garden and again featuring a wood burning stove. The largest, most impressive space is a kitchen/living/dining area incorporating sizeable single storey extension with two lantern lights over. Lantern lights above provide natural illumination to the dining and living areas both these respective spaces having bi-fold doors opening to the rear garden. This great addition is open plan to the comprehensively fitted 'Neptune' kitchen, incorporating a quality range of units with quartz tops extending, in part, to form a breakfast bar. Appliances where fitted are to remain and include: 'Neff' hob, 4-oven combination including traditional oven, grill and microwave, wine cooler fridge and fully integrated dishwasher . Space remains for an American style freestanding fridge freezer (not included).

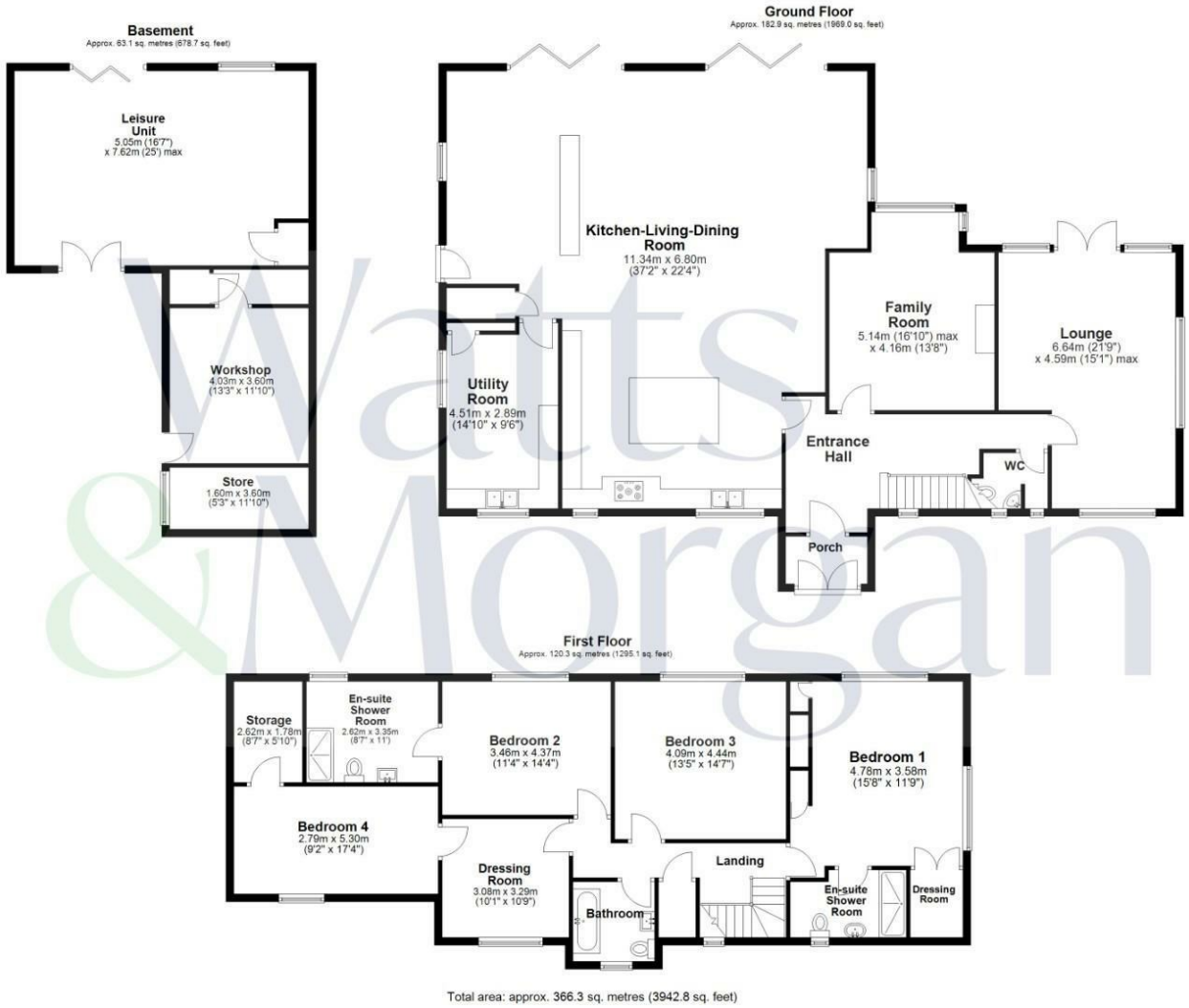
To the first floor the largest bedroom suite enjoys a wonderfully sunny aspect and features its own walk-in fitted dressing room, stylish en suite shower room and additional neat wardrobes. A second bedroom has fitted wardrobes and its own en suite shower room; and a third double bedroom features further fitted wardrobes. All these three bedrooms enjoy a southerly aspect looking out over the rear garden. The fourth bedroom includes wardrobes and a connecting door leading to an additional multi-purpose dressing room/study with additional storage beyond. A separate family bathroom serves the third and fourth bedrooms.

Additional information

Freehold, Mains electric and water connect to the property. Oil-fired central heating (to The Croft); LPG-fired heating to the former stable block / leisure suite. Council tax: Band G

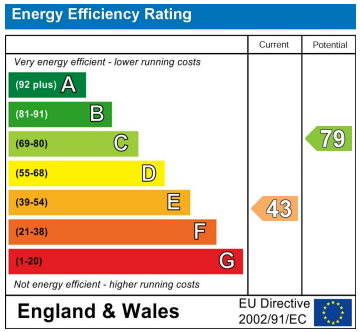
Garden, Grounds & Stable Block

From Port Road, a driveway with twin entrances leads to a sweeping driveway fronting the property. From here, a gated entrance leads onto a block paved driveway fronting the former stable block now thoroughly converted into a leisure suite. Accessible from the principal reception rooms, a broad Indian sandstone paved terrace covers an expansive area and leads, in turn, directly onto a great sized level lawn and garden. The rear of the property enjoys a fine southerly aspect. The leisure suite itself includes a great gym/games/TV room opening to its own paved patio area and featuring adjoining work beauty treatments room and a adjoining store shed. The gardens surround the property and include, to its western boundary, a broad wildlife meadow.



Total area: approx. 366.3 sq. metres (3942.8 sq. feet)





Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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