Court Cottage

Llansannor, Cowbridge, CF71 7RX

Price £349,950

HARRIS & BIRT

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An excellent opportunity to purchase this little piece of history situated in the village of Llansannor. Surround by similar style properties. Benefitting from a huge amount of character features, the property is situated to the rear of the infamous former Manor house named Llansannor Court. The accommodation briefly comprises entrance porch, living room, good sized kitchen/ dining room, sitting room/ snug, inner stair hall and WC to the ground hall. Stairs lead up to the first floor comprising three good sized double bedrooms and family bathroom. Off road parking to front and a pretty rear garden that is flat and private.

Situated in a fine woodland setting in one of the Vale's most peaceful enclaves yet within easy reach of Cowbridge town and its shops and schools. The property is located in a rural setting yet is just 3 miles from the beautiful market town of Cowbridge with its broad range of shops and services. M4 (Junctions 34 and 35) are within a 10 minute drive. The Intercity Rail network can be accessed from both Bridgend and Cardiff with frequent services to Paddington (approximately 2 hours from Cardiff). There is an abundance of rural pursuits and footpaths on the doorstep. The Parish of Llansannor has an excellent Primary School; Secondary education is in Cowbridge Comprehensive School.

Accommodation

Ground Floor

Entrance Porch
Entered via wooden inset glazed front door with adjacent wooden fixed pane panel. Open entrance porch. Painted wood clad walls. Flagstone laid flooring. Good space for shoes and cloaks. Glazed opaque door opens through into living room.

Living Room 20'5 x 24'7 (6.22m x 7.49m)
Attractive feature fireplace with inset grate and pointed stone surround. Attractive features including painted beams and alcove inglenooks. Wooden glazed side pedestrian door offering access out to side and rear gardens. Skimmed walls. Fitted carpet. Fitted radiators. Opens into kitchen/dining room.

Kitchen/ Dining Room 24'3 x 11'7 (7.39m x 3.53m)
Traditional fitted kitchen in a shaker style with a range of fitted wall and base units set under and over a wood effect worksurface. AEG electric fan oven and four ring induction hob. Space for up and over fridge freezer. Space for washing machine and tumble dryer. Chrome stainless steel 1.5 sink and drainer with chrome swan neck mixer tap. Peninsula breakfast bar backing onto an L shaped bench set in place for a farmhouse kitchen table. Tiled splash backs. Further skimmed walls and ceiling. Inset spotlighting. Tile effect vinyl laid flooring. Range of wooden windows providing plenty of natural light. Wooden half glazed door opening out onto rear garden with storm porch set over. Fitted radiator. Access to loft via hatch.

Sitting Room 11'10 x 15'2 (3.61m x 4.62m)
Adaptable secondary reception space with two extremely attractive windows. Window to the south elevation enjoying pictures views over the countryside and beyond and out across Llansannor Court. Skimmed walls. Skimmed ceiling. Wood block parquet flooring. Fitted radiator. Attractive open fireplace set on a flagstone laid hearth with wooden surround.

Inner Stair Hall 17'1 x 7'6 (5.21m x 2.29m)
Attractive inner stair hall with quarter turn staircase leading up to first floor landing. Attractive curved coving. Good sized double storage cupboard housing open shelving. Fitted radiator. Fitted carpet. Door through into sitting room.

WC
Two piece suite comprising low level WC. Pedestal wash hand basin. Half tiled walls. Contrasting tiled flooring. Fitted radiator. Inset opaque glazed window.

First Floor

Landing 9'7 x 13'0 (2.92m x 3.96m)
Accessed via quarter turn carpet staircase to open landing. Communicating doors to all first floor rooms. Good sized storage cupboard. Papered walls. Coved and papered ceiling. Fitted carpet.

Master Bedroom 13'10 x 16'8 (4.22m x 5.08m)
Good sized bedroom enjoying wonderful views via curved windows to the rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built in double wardrobe acting as airing cupboard housing hot water tank and open shelving.

Bedroom Two 9'7 x 12'4 (2.92m x 3.76m)
Another good sized double bedroom. Attractive feature stone fireplace with inset grate. Pretty lead lined window to front elevation enjoying wonderful views. Set into a deep seated sill. Skimmed walls. Skimmed ceiling. Fitted carpet. Fitted radiator. Pretty inset alcove shelving.

Inner Landing 9'5 x 6'3 (2.87m x 1.91m)
Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Access to loft via hatch.

Bedroom Three 8'10 x 11'2 (2.69m x 3.40m)
Another good sized bedroom to side elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Pedestal wash hand basin. Open fronted built in wardrobe.

Bathroom 8'10 x 8'2 (2.69m x 2.49m)
Four piece suite in white comprising corner quadrant shower cubicle with integrated chrome shower and shower head attachment. Full length panelled bath. Pedestal wash hand basin. Low level dual flush WC. Tiled splash backs. Vinyl tiled effect flooring. Skimmed walls and ceiling. Fitted radiator.

Storage Room 8'7" x 23'3" (2.62m x 7.09m)
Lean-to accessed via half glazed double doors situated off the living room. Monopitch lean-to polycarbonate roof structure. Opaque glazed double doors opening out onto garden. Flagstone laid flooring. Good space for storage.

Outside
An attractive rear walled garden laid with artificial grass and crushed stone. Excellent views across Llansannor Court and beyond. Raised decked parcel. Access through into lean-to. Oil tank housed to rear.

Services
The property is serviced oil-fired central heating. Mains electric and water. Cesspit drainage.

Directions
From our offices at 65 High Street, Cowbridge turn left proceed down the high street onto Eastgate and at the traffic lights turn left onto Aberthin Road. Travel through the village of Aberthin then take your next left signposted Llansannor. Travel along this lane and take your next turning left. Go straight through the small hamlet of Newton, passing the Milk Churn on your left hand side. Keep on this country lane following the signs for Llansannor, Past the village sign, Keep along this road and bear left at the corner. Take your next left when you see a Harris & Birt for sale sign and go through the posts and over the cattle grid. Follow the track and cross over the next cattle grid. Continue straight until the road ends where a member of staff will meet you.

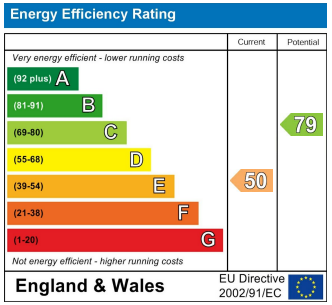
FLOOR 1

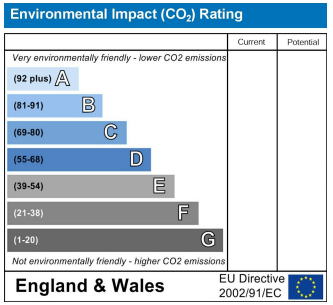
FLOOR 2

HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 1,311 sq.ft. FLOOR 2 747 sq.ft.
TOTAL : 2,058 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport





HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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