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herbert r thomas

**Ash Cottage, Broughton CF71 7QR**

The Vale of Glamorgan

Guide Price **£749,950**

# Ash Cottage

From our central Cowbridge office, drive in a westerly direction along the High Street and turn left onto the Llantwit Major Road. At Nash Manor crossroads turn left towards Llantwit Major. At the Llantwit Major roundabout take the third exit, follow this road for approximately 2 miles, turning left signposted Broughton. Turn right again signposted Broughton. As you enter the hamlet of Broughton, turn right onto West Street where Ash Cottage can be found on your right-hand side indicated by our 'For Sale' board.

What3Words: fairy.roadblock.scatter

Charming, recently renovated, detached 5 bedroom family home, garden extending to circa 0.43 acres and garaging to both front and side, with brilliant connectivity to the village amenities of Wick.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



A truly charming, recently renovated, stone-fronted, detached 5 bedroom, characterful family home sat in a spacious garden extending to circa 0.43 acres with generous driveway, garaging to both front and side, with brilliant connectivity to the village amenities of Wick and the Heritage Coastal Paths.

Part glazed, painted timber front door leads to the ENTRANCE PORCH with laid quarry-tiled floor, opening through to the HALL with a continuation of the quarry-tiled floor, traditional spindled staircase with under-stairs craft space, with light drawn in from the side window.

To the right lies the LIVING/MUSIC ROOM with herringbone flooring, wall-mounted lighting and central light, with two windows taking in views to the front.

A wide opening through to the LIVING ROOM with a beautiful natural stone fireplace with inset wood burner, flagstone hearth and wall-mounted lighting either side. A large window and part-glazed door bring in plenty of natural light and connect the garden to the house.

Doors from both the living room and hall open to the DINING ROOM with laid quarry-tiled floor, recessed fireplace inset to the original stone chimney breast, with traditional panelling and windows to the garden.

The recently fitted shaker-style KITCHEN offers a range of wall- and base-mounted units with complementing acrylic countertop over and timber-style flooring. High-quality appliances to remain include dishwasher, high-level oven/grill and Inbuilt microwave, induction hob, and composite sink. Taking in pleasant garden views from several windows with a part-glazed door opening to the front.

Just off, a CLOAKROOM with tiling up to dado height, low-level WC with frosted window over and a wall-hung basin.

The CONSERVATORY lies off the kitchen with a timber-style floor fitted, a corner utility space with plumbed provision for white goods, store cupboard, countertop and sink over. An exposed stone wall adds a characterful warmth to the room with French doors leading directly to the rear garden.

BEDROOM 1 is a sizeable, dual-aspect double bedroom taking in pleasant, elevated views to the front and side, exposed wooden floorboards, pendant ceiling light and an open dressing space.

A stylish, traditionally styled EN-SUITE SHOWER ROOM offers a fully tiled shower enclosure, low-level WC, pedestal basin with window over, and wainscot panelling adding a lovely design touch.

BEDROOMS 2, 3 & 4 are all double rooms that lie to the rear of the property, all benefitting from pleasant garden views.

BEDROOM 2 has fitted carpet, pendant ceiling light, cast iron fireplace with slate hearth and a large window to the rear.

BEDROOM 3 has been neutrally decorated with fitted carpet and ceiling light.

BEDROOM 4 has laid carpet, part pitched and beamed ceiling adding a touch of character.

HOME OFFICE / BEDROOM 5 is a single room in size with fitted carpet and ceiling light, enjoying elevated garden views.

The FAMILY BATHROOM offers all a busy family needs whilst offering a little luxury. A traditionally fitted suite comprises a tiled shower enclosure, pedestal basin with WC opposite and a clawfoot bath sat directly under the window, taking in rolling countryside/coastal views.

Access to a gravelled driveway provides extensive parking for numerous vehicles with access to a detached DOUBLE GARAGE with EV charging port to remain.

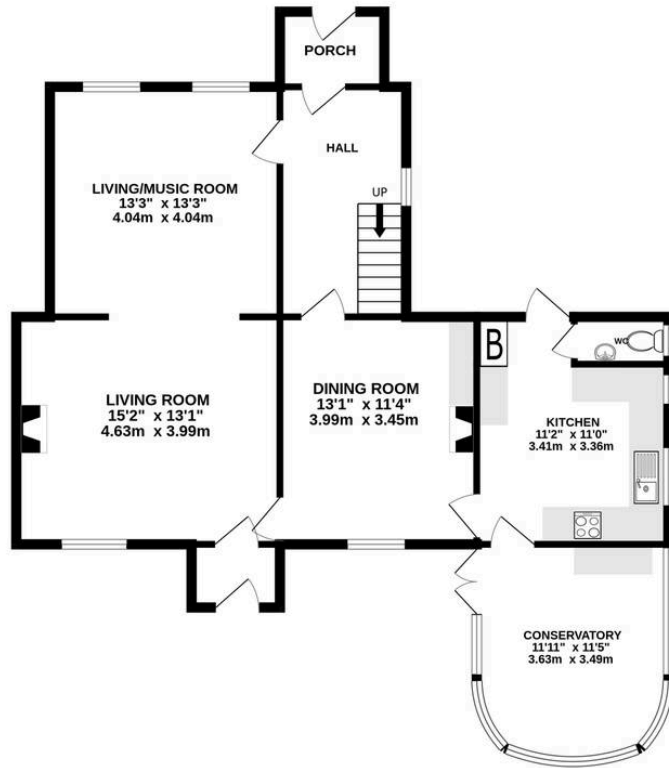
A graduated stepped pathway leads to the front door. A sweeping pathway opens to the large lawned gardens to both sides and rear. A collection of established trees and shrubbery and predominantly level grass lawn provide some secluded seating areas with a mix of open expanse ideal for entertaining and/or play. Countryside views are enjoyed, enhanced further as the property directly adjoins local farmland. In addition, a natural stone wall and beech hedge line screen a lower double gravel driveway with a sizeable GARDEN STORE behind.



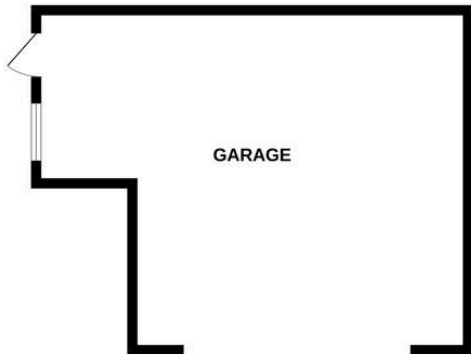
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GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



GARAGE  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 2128 sq.ft. (197.7 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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