



## 5, The Old Grammar School Church Street

Cowbridge, CF71 7BB

Price £795,000

HARRIS & BIRT



A truly unique, duplex, penthouse apartment, situated within this highly regarded and sought after Grade II listed historic building conversion situated in the heart of Cowbridge town centre, within walking distance to its services and amenities. The property is accessed via secure entry points and has its own staircase, rising to a private patio and front door. The apartment offers spacious and beautifully presented accommodation which retains a wealth of original character comprising entrance hall, vaulted ceiling, double height kitchen/living/dining room, utility, two double bedrooms, master en suite and family bathroom to first floor. Stairs lead up to separate study/sitting area and third bedroom. Benefitting from original features throughout and wonderful views across the attractive Physic Garden to front and Church behind.

The property is situated within a easy walking distance of Cowbridge High Street, that offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.

- Extremely Impressive Circa 2,250 sq/ft Penthouse Duplex
- Heart of Cowbridge With Wonderful Views Across The Physic Gardens
- Two Allocated Parking Spaces Behind Gated Entrance
- Finished to a High Specification
- Three Double Bedrooms & Two Bathrooms
- Open Plan 'Heart of the Home' Kitchen/Dining/Family Room
- Character Features Throughout
- EPC: D

## Accommodation

### Entrance Hallway

Entered via oak front door to the open entrance hall. Attractive stone cornice, exposed beam work and double height vaulted ceiling. Drop-down pendant light fitting. Oak push button door opens to a Valliant gas combination boiler housed to wall. Solid oak laid flooring. Fitted radiator. Alarm panel is housed to wall. Double storage cupboard with inset hanging rail and shelving. Internal oak fire door opens through to:

### Kitchen/Dining/Living Room 38'9 x 21'9 max (11.81m x 6.63m max)

A wonderful open plan, 'heart of the home', double vaulted ceiling space that provides character features throughout. The kitchen is fitted in a shaker-style solid wood with a granite worksurface and tiled upstands. Rangemaster cooker and hob. Gas five-ring hob, warming tray, grill facility and double oven. Further features include: a range of wall and base units. Integrated fridge behind matching decor panel. Integrated under-counter freezer behind matching decor panel. Integrated Neff dishwasher behind a matching decor panel. Chrome 1.5 sink and grooved drainer with chrome swan neck mixer tap. Glass display cases housed to wall. Attractive 'Crittall' windows to the front and side elevation overlooking the forecourt. Inset Velux style windows set into eaves. Attractive exposed beam work and feature stone wall. Matching oak laid flooring. Range of fitted radiators. Good sized storage cupboard housing fuse board. Wrought iron spiral stair leads up to first floor mezzanine landing. Two attractive pendant drop down light fittings. Three further pendant light fittings to kitchen. Comelit voice activation door release. Oak ecclesiastical style doorway opens through into the utility room.

### Utility Room 9'0 x 10'4 (2.74m x 3.15m)

Crittall window to the rear elevation. Range of fitted base units. Undercounter integrated Neff washing machine. Mottle effect worksurface and chrome sink, and drainer with chrome mixer tap. Further exposed beam work with vaulted ceiling and pointed stone masonry. Attractive corner window. Inset faux feature fireplace. Fitted radiator. Oak

laid flooring. High level skirting. Drop down feature pendant light fitting.

### Master Suite Bedroom One 18'2 x 16'1 (5.54m x 4.90m)

An excellent sized double bedroom with an attractive picture window to the side elevation. Feature fireplace with red brick return and slate laid hearth. Skimmed walls and ceiling with inset exposed beam work and drop down lighting. Oak laid flooring. Fitted radiator. Ecclesiastical curved oak door opens through into:

### Suite Bathroom One 10'4 x 8'2 (3.15m x 2.49m)

Three-piece suite, by Roca, comprising an oversized shower cubicle behind a glazed and chrome shower screen with an overhead wall-hung rainfall shower head in chrome and a separate sleek shower head fitment. Thermostatic controls in a chrome finish. Low level dual flush hidden cistern WC. Wall hung wash hand basin with chrome mixer tap. Fully tiled walls. Oak laid flooring. Inset alcove shelving with inset LED. spotlighting. Eycline oversized mirror. Wall hung heated towel rail.

### Bedroom Two 18'2 x 10'11 (5.54m x 3.33m)

A second double bedroom with attractive feature windows to the front overlooking the Cowbridge Physic gardens. Deep recessed sills. Further exposed beam work and high level skirting. Attractive feature fireplace with slate laid hearth. Oak laid flooring. Further exposed beam work. Fitted radiator.

### Bathroom Two 10'4 x 7'1 (3.15m x 2.16m)

High specification fitted bathroom with features to include oversized walk-in shower cubicle with integrated chrome shower, separate shower head fitment with thermostatic chrome controls. Wall hung wash hand basin with chrome mixer tap. Hidden cistern dual flush WC. Fully tiled walls in a travertine style. Inset alcove shelving with inset LED spotlighting. Wall hung heated towel rail. Skimmed ceiling. Oak laid flooring.

### First Floor 23'9 x 27'3 (7.24m x 8.31m)

### Study/Sitting Area

Accessed via a wrought iron spiral staircase to an open plan

landing space. An adaptable space situated on the mezzanine floor with wonderful views overlooking the kitchen/dining/family room beyond. Further exposed beam work and drop down pendant lighting. Oak laid flooring. Pointed stone work. Arrow slit glazed windows. Fitted radiator. Inset double-glazed Velux window. Steps up into:

### Bedroom Three 16'7 x 14'7 (5.05m x 4.45m)

A third double bedroom with an attractive arrow slit window and a Crittall glazed window to the side elevation. Vaulted ceiling style. Exposed beam work. Oak laid flooring throughout. Fitted double radiator.

### Outside

Attractive patio area for al fresco dining. Two allocated car parking spaces behind gated entrance. Locked gated access into communal lobby with stone stairway leading to front door.

### Services

Mains services throughout. Vaillant gas central heating boiler housed to cupboard in entrance hallway.

### Tenure

The property is offered for sale on a leasehold basis with a 999 year lease from 2007, with a 1/19 share of the freehold. The service charge is £3,500 per annum, paid half yearly.

### Directions

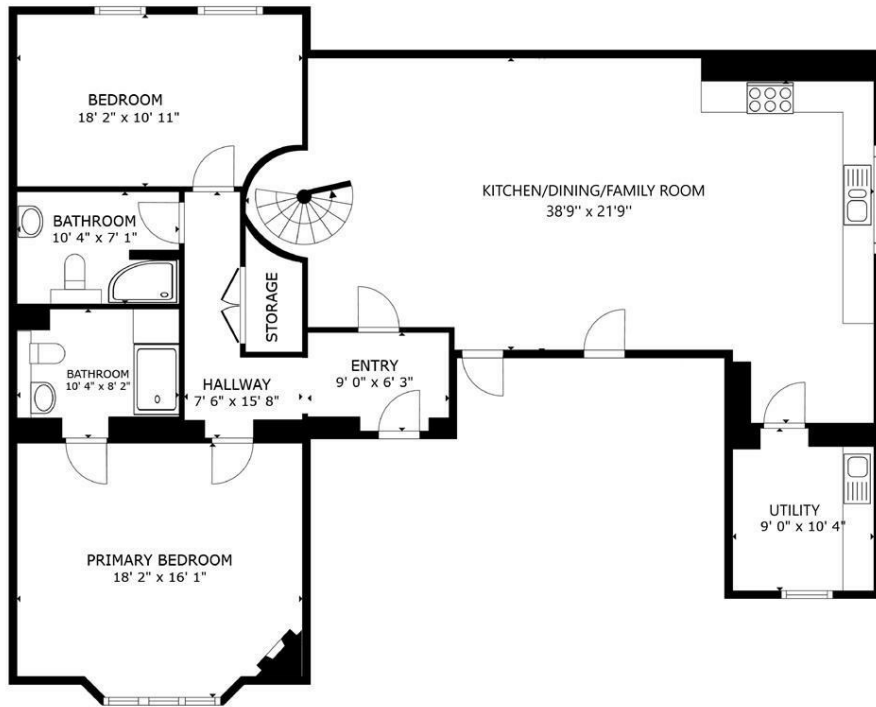
From our office at 65 High Street, walk down the High Street, turning right at The Duke of Wellington public house, The Old Grammar School is circa 50 yards in front of you on the left before you reach the arch. Please feel free to park in the car park closest to the outbuildings.



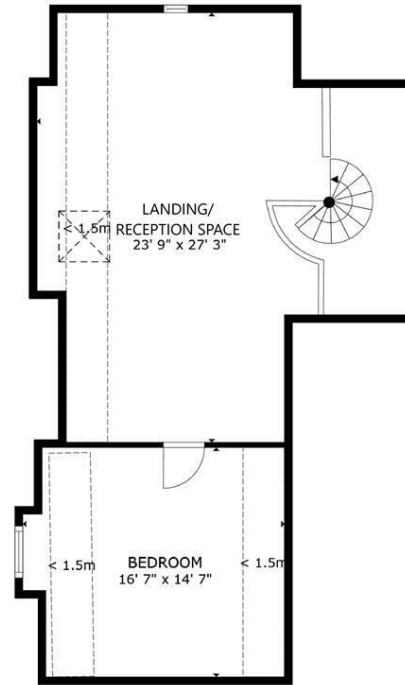






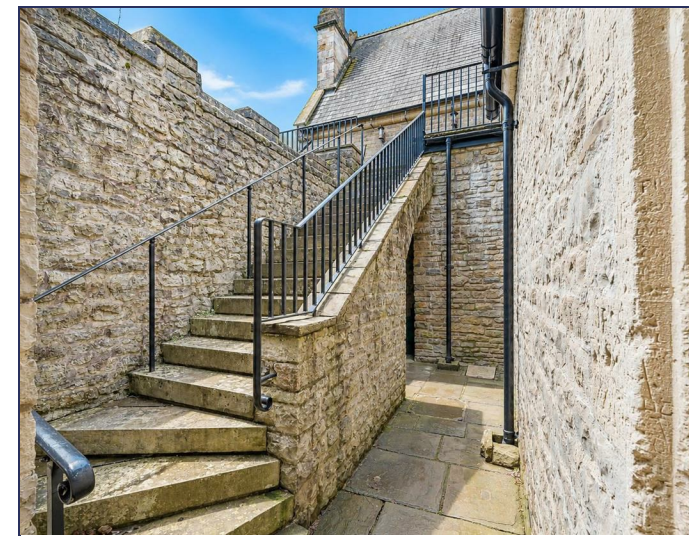


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 1,627 sq.ft. FLOOR 2 608 sq.ft.  
 EXCLUDED AREAS = REDUCED HEADROOM 147 sq.ft.  
 TOTAL : 2,235 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

