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Stable Cottage
Llansannor
Cowbridge
The Vale Of Glamorgan
CF71 7RX

Stable Cottage

Asking price **£795,000**

Beautiful stone-built three bedroom barn conversion in idyllic rural setting, offered for sale with the added benefit of a substantial detached guest cottage, extensive parking and a wonderful mature cottage garden. Located a convenient driving distance from the nearby country town of Cowbridge.

Spacious and beautifully presented three bedroom barn conversion in a idyllic rural setting.

Entrance hallway, spacious living room, attractive farmhouse style kitchen breakfast room, dining room, utility room and cloakroom/WC.

Three bedrooms, bathroom and en-suite cloakroom.

Detached guest cottage with open plan sitting and kitchen dining room, double bedroom and en-suite shower room.

Extensive parking and beautiful mature cottage gardens.

Peaceful rural location within easy driving distance of the country town of Cowbridge and amenities.





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Open entrance porch with part glazed timber door to HALLWAY, tiled and oak flooring, high ceiling with recessed lighting and fitted cupboards. LIVING ROOM matching oak floor, double glazed window to rear and French doors to a beautiful cottage garden, freestanding contemporary wood burning fire on a flagstone hearth. Door to farmhouse style KITCHEN BREAKFAST ROOM with extensive range of Shaker style fitted cupboards and white spa worktops with inset porcelain double bowl sink, island unit and appliances including integrated dishwasher and electric Esse cooking range. Space for American style fridge freezer, shelved pantry, double glazed window to garden and access to DINING ROOM, vaulted ceiling with double glazed Velux window, exposed natural stonework to one wall, recessed display shelving, window to side and glazed door to garden. UTILITY / BOILER ROOM, space and plumbing for washing machine and tumble dryer, oil fired boiler and fitted cupboard, tiled floor and door to CLOAKROOM traditional Heritage white low level WC and pedestal wash hand basin.

Door from hallway to PRINCIPAL BEDROOM, oak floor, double glazed window to front elevation, large walk-in wardrobe and EN-SUITE CLOAKROOM, white low level WC and pedestal wash hand basin and chrome heated towel rail; room for shower cubicle. BEDROOM TWO generous double room with exposed natural stonework to one wall, oak floor and double glazed window to garden. BEDROOM THREE, oak floor, double glazed window and high level storage cupboard. Modern BATHROOM, including white panelled bath, separate walk-in shower with fixed glazed screen and mains shower attachment, low level WC and wash hand basin with vanity cupboards, double glazed

Velux window and heated towel rail. Timber entrance gate leads to an extensive parking area adjacent to which are timber framed garden sheds, a wood store and raised vegetable beds. Large shaped lawn with beautifully stocked mixed flower and shrub beds, specimen trees, decked sitting area with pergola and ornamental pond. A beautiful country garden.

Included in the sale is a substantial stone-built **GUEST COTTAGE**.

This provides accommodation including a substantial open plan ground floor space combining SITTING ROOM and KITCHEN DINING ROOM, timber effect floor, double glazed windows and French doors, fitted kitchen with range of base and wall cupboards, worktops, inset one

and half bowl sink and integrated oven, ceramic hob, extractor and slimline dishwasher, space for fridge freezer. Staircase with understairs cupboard leads to BEDROOM, large double room with pitched ceiling and Velux windows, double glazed window to pine end, boiler cupboard containing electric combi boiler and additional storage space, braced cottage door with latched handle to modern white EN-SUITE SHOWER ROOM, including low level WC, wash hand basin with vanity cupboard and walk-in shower with glazed screen and mains shower head, Velux window and chrome heated towel rail.

The guest cottage has its own gravelled and lawned garden area with timber framed storage shed. Across the shared entrance lane is a further rectangular space which combines separate parking together with a very useful enclosed gravelled storage area with timber storage sheds and further raised vegetable bed.





Directions

From our Cowbridge office, travel in an Easterly direction up the High Street turning left at the traffic lights and through Aberthin. Having exited Aberthin, take the first turning left and then left again. This road will lead you through the hamlet of Newton and on towards to Llansannor. When you pass the sign for Llansannor, take the second turning left which is signposted Stable Cottage. What3words: Imitate.companies.lift

Tenure

Freehold

Services

Mains water and electricity. Shared klargester for main house, separate cesspit for guest cottage. Oil central heating to main house, electric heating to guest house. Council Tax Band F
EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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AWAITING EPC

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.



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