



hrt
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Rose Cottage, Nurston, Nr Rhoose
Vale of Glamorgan

£1,075,000

Rose Cottage

Charming four-bedroom detached period home of over 3000 sq. ft set in secure mature grounds, offering spacious accommodation, an orangery, and versatile garage/workshop outbuildings in the hamlet of Nurston.

DIRECTIONS: From the centre of Rhoose Village proceed towards Aberthaw. At the traffic lights on the outskirts of the village, turn right onto Fonmon Road. Continue out of Rhoose and at the first crossroads turn right. Follow the road for a short distance and Rose Cottage will be found on the right-hand side.

Council Tax band: G

Tenure: Freehold

- Detached four double bedroom character residence
- Beautifully maintained mature gardens
- Three reception rooms plus orangery
- Impressive farmhouse-style kitchen/breakfast room
- Two en-suite bedrooms and family bathroom
- Wealth of character features throughout
- Detached garage and substantial workshop
- Potential for ancillary/annexe accommodation (subject to planning)
- Electric gated entrance and extensive parking
- Viking tractor mower included within the sale



Set within beautifully maintained mature grounds extending to approximately 3/4 acre, Rose Cottage is a substantial detached period residence of over 3000 sq.ft combining character features with thoughtfully updated accommodation. Offering four double bedrooms, multiple reception rooms, an impressive orangery, extensive gardens and a versatile garage/workshop outbuilding with potential for ancillary accommodation (subject to any necessary planning consents), this delightful country home occupies an enviable position within the hamlet of Nurston.

Hardwood entrance door opening into an enclosed porch with quarry tiled floor, double glazed windows (fitted bench seating to remain). A spacious **FORMAL DINING ROOM** featuring a quarry tiled floor and attractive oak-beamed ceiling. Double glazed windows provide natural light from three elevations. An inset cast-iron wood-burning stove is set within a beautiful Inglenook-style fireplace with fitted cupboard to one side. A superb **LIVING ROOM** with oak flooring and an impressive Inglenook-style fireplace incorporating a wood-burning stove and flagstone hearth. Oak-beamed ceiling, double glazed window to the front elevation and French doors opening onto the rear garden. *Original spiral staircase (currently sealed) which historically provided access to the principal bedroom.* **INNER HALLWAY** accessed from the dining room, with a half-turn staircase featuring oak spindles leading to the first floor. There is a **CLOAKROOM** fitted with a white low-level WC and wash hand basin, with half-tiled walls and useful space for coats and boots. A stunning addition to the home, the **ORANGERY** featuring a flagstone floor, glazed roof lantern, full-height oak-framed double glazed windows and bi-fold doors opening onto the rear garden. The **FAMILY ROOM** accessed via a lobby from the orangery, with fitted bookcases to remain. A versatile reception room featuring double glazed windows, French doors to the rear patio, feature fireplace and fitted cupboard.

Beautifully appointed **FARM-HOUSE STYLE KITCHEN/BREAKFAST ROOM** fitted with petrol blue base and wall units complemented by light marble work surfaces and a double porcelain sink. A central island and breakfast bar incorporates a single handcrafted oak worktop. Integrated and freestanding appliances include range cooker (to remain), extractor hood, dishwasher, fridge/freezer. Additional under-counter fridge and wine chiller. Natural stone floor and hardwood double glazed windows. **UTILITY ROOM** fitted cupboards and oak worktops with porcelain sink. Space and plumbing for washing machine and tumble dryer, oil-fired central heating boiler and stable door leading to the garden.

GALLERIED LANDING featuring oak flooring, low-level double glazed window and part-vaulted beamed ceiling. **PRINCIPAL BEDROOM SUITE** generous double bedroom with extensive fitted bespoke Neville Johnson wardrobe storage and double glazed windows to both front and rear elevations. The high-quality **EN-SUITE BATHROOM** has been replaced by the current owners and comprises freestanding claw-foot roll-top bath, twin wash hand basins with vanity units, low-level WC. Walk-in shower with glazed screen and tiled flooring. Built-in linen cupboard and airing cupboard housing the pressurised hot water cylinder. **BEDROOM TWO** a double bedroom with built-in wardrobe, rear aspect and access to a private en-suite shower room comprising fully tiled walk-in shower with glazed screen, pedestal wash hand basin, low-level WC, tiled floor and partially tiled walls. **BEDROOM THREE** a large double bedroom enjoying windows to three elevations and a part-vaulted oak-beamed ceiling. **BEDROOM FOUR** a smaller double bedroom with window and attractive window seat overlooking the front garden. **FAMILY BATHROOM** comprising a double-ended panelled bath, pedestal wash hand basin, low-level WC and fully tiled glazed shower enclosure.

Stone-pillared electrically operated entrance gates provide access to a sweeping gravel driveway with parking alongside the house. The front garden is principally laid to lawn and beautifully complemented by mature flower and shrub borders, enclosed by a traditional stone wall with central gate and pathway leading to the front entrance. The stunning wraparound secure gardens extend to the side and rear of the property and are predominantly laid to lawn, featuring a large sandstone-paved entertaining terrace, specimen trees and deep mixed flower and shrub borders. A timber outbuilding provides log storage together with a covered enclosure housing the oil tank.

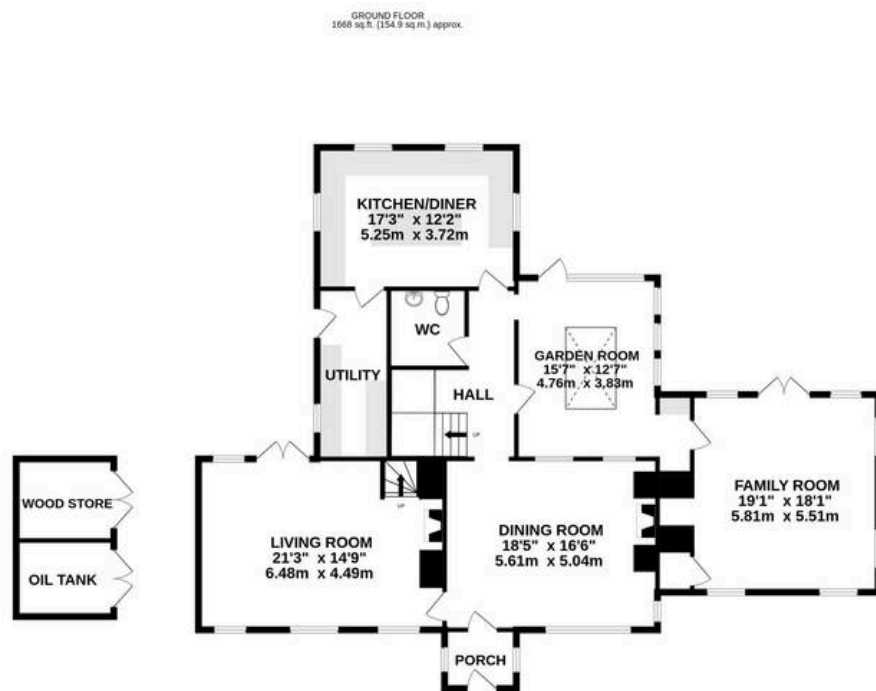
A stepping-stone driveway extends across the side garden to a substantial detached cavity-built detached **GARAGE AND WORKSHOP** outbuilding comprises of a large single garage with electrically operated up-and-over door, *(Currently housing a Viking tractor mower, which is included within the sale)* side hallway, substantial workshop with double timber doors, kitchenette area with fitted base unit and roll-top worksurface, stainless steel sink, low-level WC and tiled shower cubicle.

This versatile building may offer potential for conversion to ancillary accommodation, subject to any necessary planning permissions and building regulation approvals.

FOOTNOTE: Planning permission has been granted for a solar development on the fields to the north of Rose cottage.







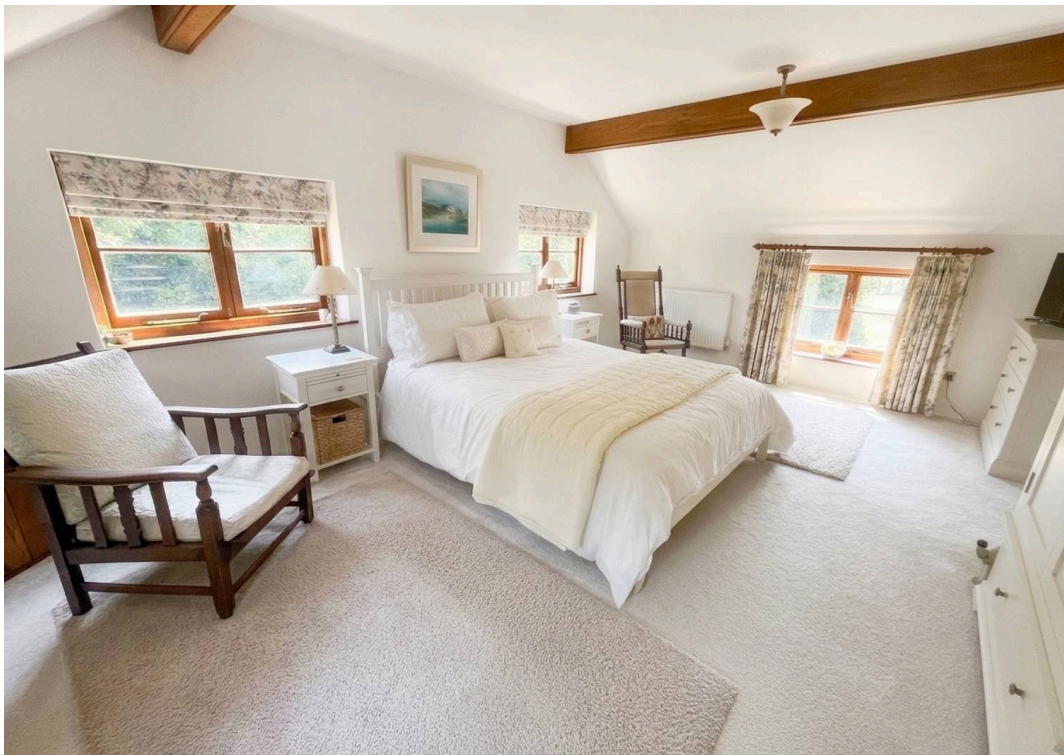
OUTBUILDING
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 3097 sq.ft. (287.7 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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