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Preswylfa Corntown Road, Ewenny
Bridgend

£1,250,000

Preswylfa Corntown Road

An extended, stone-built, five-bedroom detached family home of excellent proportions, enjoying a large and mature garden plot with views over open fields to both the front and rear. The property offers easy driving access to Cowbridge and the nearby coastal areas of Ogmore and Southerndown.

Council Tax band: H

Tenure: Freehold

- Handsome stone-built detached house set within a beautiful, mature garden plot
- Entrance hallway and reception area
- Main living room, separate sitting room, family room and home office
- Large open-plan kitchen with AGA and rear conservatory
- Five first-floor bedrooms
- Family bathroom and en-suite shower room
- Extensive parking and detached garage
- Rolling lawned gardens with mature trees and shrubbery
- Rural views to front and rear
- Easy access to coastal paths and beaches



Hardwood entrance door opening into HALLWAY with herringbone-patterned oak flooring and a traditional spindle staircase rising to the half landing and first floor leads to an attractive RECEPTION AREA with double-glazed box bay window, attractive carved slate fireplace with recessed display, flanked by recessed display shelving. Elegant LIVING ROOM with solid oak flooring, double-glazed window to the front elevation and French doors to the rear. This room features a natural stone fireplace with wood-burning fire, flagstone hearth and a beamed ceiling.

A separate SITTING ROOM has herringbone-patterned wood block flooring, a working fireplace with tiled hearth and carved slate surround, and double-glazed box bay window overlooking the front garden with far-reaching rural views beyond, half-glazed display cabinet and connecting door to the FAMILY ROOM. This room benefits from a window to the side elevation, French doors opening to the driveway and main garden, timber-effect flooring and part timber panelling incorporating a pew feature.

Connecting door leads to the HOME OFFICE, with timber-effect flooring, double-glazed windows and a staircase rising to the annexed guest bedroom.

The heart of the home is the large OPEN-PLAN KITCHEN AND REAR CONSERVATORY. The kitchen incorporates a range of shaker-style fitted cupboards with granite worktops, an inset porcelain sink and a matching peninsula unit. Integrated appliances include a larger fridge and dishwasher. Ceramic tiled flooring continues through to a rear conservatory of exceptional proportions, with glazed roof and French doors to the rear garden.

The UTILITY ROOM is arranged in two parts and features tiled flooring, fitted cupboards and spaces for washing machine, tumble dryer and freezers. There is also a downstairs CLOAKROOM/WC a white low-level WC and wash-hand basin set within a vanity unit.

Staircase from HALLWAY to the landing, with a double-glazed window to the half landing overlooking the rear garden. Fitted cupboard and doors serving the bedrooms.

The PRINCIPAL BEDROOM is a large double room with part-pitched, beamed ceiling, double-glazed window enjoying rural views to the front and French doors opening onto a rear balcony. There are extensive built-in eaves wardrobes and a beautifully appointed, recently fitted EN-SUITE SHOWER ROOM. This includes a large glazed double shower cubicle with mains shower, a stylish marble-topped sink with fitted cabinetry beneath, a low-level WC with matching cupboards, and chrome heated towel rail.

BEDROOMS TWO AND THREE both feature timber-effect flooring and double-glazed windows with attractive rural views. BEDROOM FOUR is a further double room with timber-effect flooring and an aspect to the front elevation.

The FAMILY BATHROOM comprises a traditional white suite including a freestanding clawfoot, double-ended feature bath, low-level WC and pedestal wash-hand basin. There is an airing cupboard housing the foam-lagged tank and panelled walls.

BEDROOM FIVE is approached via the secondary staircase from the home office and is a large double room with a pitched and beamed ceiling, double-glazed Velux windows to the rear and a connecting door to the family bathroom.

Outside, there is a LAWNED FRONT GARDEN with pillared entrance and a tarmac driveway, leading via a timber entrance gate to a gravelled parking area extending away from the house. This provides further parking and access to a detached L-shaped GARAGE OUTBUILDING offering two garage spaces and a general store or stable.

The substantial gardens extend in total to approximately 0.6 acres and combine formal and informal lawned areas with mature trees and shrubbery. The garden is subdivided by internal hedging creating distinct garden rooms, with open fields to the rear.



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