



Quarry House, Penllyn,
Nr Cowbridge, Vale of Glamorgan, CF71 7RQ

Watts
& Morgan



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Guide price: £1,250,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An exemplary cottage with significantly and thoughtfully modernised home set within a garden plot of about 2 acres. Within a short distance of the centre of Penllyn Village/ The family accommodation includes: kitchen-living-dining room with bifold doors opening to patio and enjoying a southerly aspect. Family lounge with wood burner and second sitting room leading to conservatory. Also ground floor WC and utility area. To the first floor: principal bedroom with contemporary en suite shower room, three further double bedrooms and a luxurious family bathroom. Ample driveway parking, garaging for two cars. Extensive gardens and grounds including broad, deep terrace fronting the property leading, in turn, onto a considerable lawn gently banked in parts including a number of mature trees.

Directions

Cowbridge Town Centre – 2.2 miles

Cardiff City Centre – 14.9 miles

M4 J35 Pencoed – 4.7 miles

Your local office: Cowbridge

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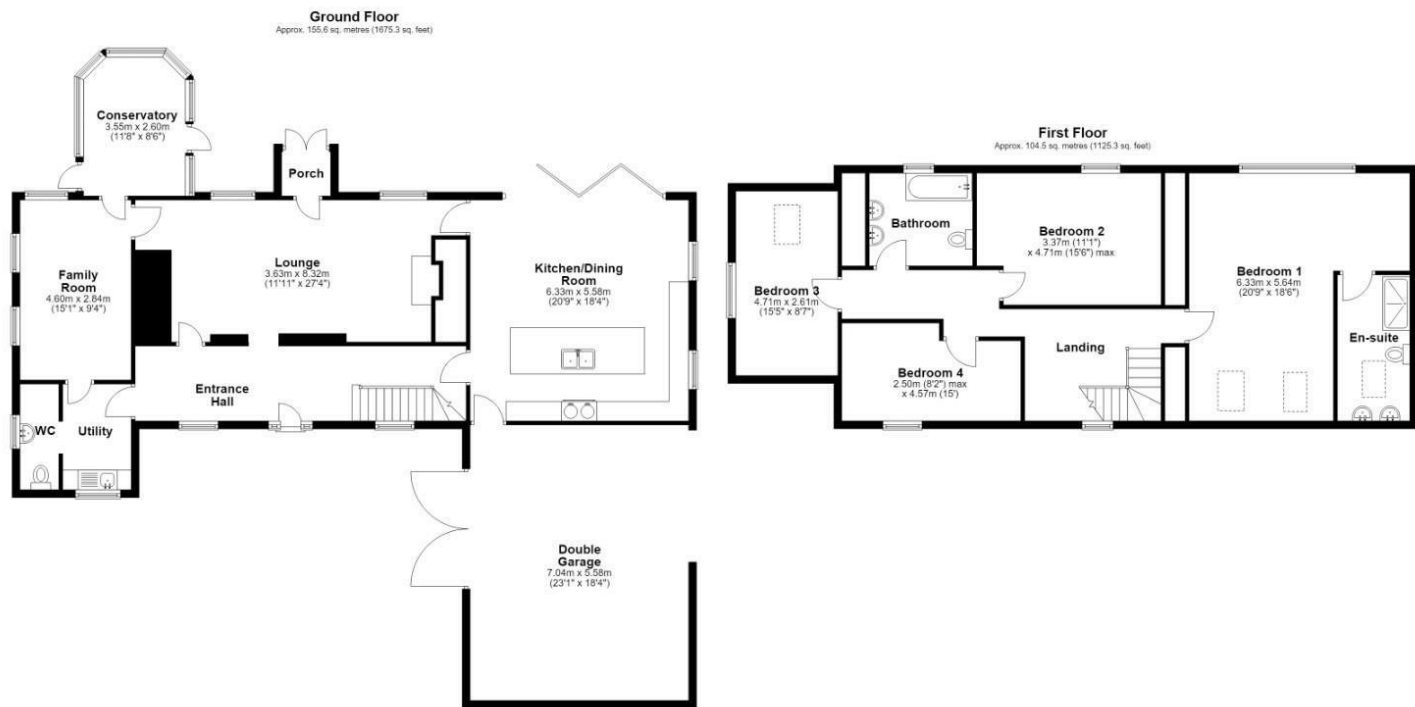
Summary of Accommodation

About the property

Quarry House is an extraordinary house, thoroughly and comprehensively re-modelled and modernised in recent years. Located a short distance from the centre of Penllyn Village, it has the original cottage at its heart - retaining a wealth of period features and much character - together with modern conveniences families require. Entrance to property via a timber framed porch into the ground floor hallway from which a staircase leads to the first floor bedrooms and doors lead to the kitchen/diner; to the living room; and to a utility area with WC beyond. An especially well considered kitchen/diner runs the depth of the property and including a distinct kitchen area fronted by a roomy living-dining space with ample room for an extremely generous table. Bifold doors open from this dining area to a seating area with gardens and grounds beyond. The kitchen itself includes a comprehensive range of fitted units with solid wooden worktops in part and a central island / breakfast bar with quartz surfaces and incorporating a twin sink with Quooker 5-in-1 tap. An "Everhot" range cooker is available by separate negotiation; so too an American style fridge-freezer. The fully integrated dishwasher to remain. This luxurious space includes an internal door linking through to the garage to the rear. Accessible from the kitchen/dining room is a family lounge, another large seating space with windows and a centrally positioned door to look out over the gardens. To one end is a wood burning stove recessed within an exposed stone chimney breast and hearth. A connecting door leads through to a highly adaptable second sitting room/playroom/study with a conservatory beyond.



Stairs with glass balustrading leads to a first floor landing area from which doors lead to all four bedrooms and to the family bathroom. The largest, principal bedroom is a dramatic space open to the pitch of the roof and with windows providing a picture postcard view over the garden in a southerly direction. This generous double space has its own en suite shower room. with twin basins and deep, broad walk in shower. The three other bedrooms are all doubles and all share use of the family bathroom with freestanding bath and shower over. One of the bedrooms has restricted headroom in places.



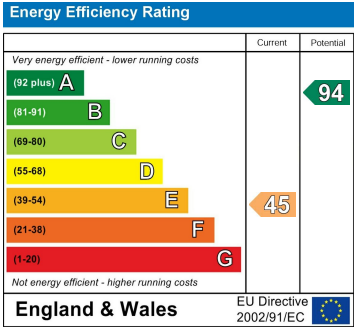
Total area: approx. 260.2 sq. metres (2800.6 sq. feet)

Garden & Grounds

Approached from the village lane, a broad splayed pull-in leads via a gated entrance onto the driveway fronting the property. There is ample room for a number of cars to park. An up-and-over door provides access into the integral garage. Paths run around both sides of the property and lead to an extensive terrace running the width of the house - the perfect space from which to enjoy the wonderful vista looking out over own gardens and grounds in a southerly direction onto wooded bank to one side. In total, it is set within a plot of about 2 acres enclosed by walling, fencing and hedging.

Additional Information

Freehold. Mains electric and water connect to the property. Air source heat pump and solar panels. Cesspit drainage. Council Tax: Band I



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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