Vine Cottage Broughton

CF71 7QR

Guide Price £800,000

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A unique, sizeable and bespoke character property situated in the heart of Broughton, surrounded by similar sized properties and spanning to over 3,000 sq/ft of space throughout. The property retains a whole host of character features throughout and briefly comprises; entrance, dining room, kitchen, rear hall, utility, living room, sun room, study/library and shower room to ground floor, stairs lead up to master bedroom with en suite and dressing room, bedroom two and bathroom, with further stairs up to further two bedrooms. The gardens and ground are a delight and found in excellent condition, with a gated entrance way, forecourt parking and detached double garage.

The Hamlet of Broughton is situated within one mile of the Village of Wick and includes a combination of modern and older properties, positioned within attractive countryside and a short distance from the Heritage Coastline, with its beautiful cliff top walks and beaches. The village shop has been upgraded and has added a central hub to the village. Wick is one of the more self-contained Villages in the Vale of Glamorgan and contains a number of period houses, a local shop and post office, Church in Wales primary school, two public houses, church, village hall, village green and local rugby and cricket clubs. The Village is accessible to the Historic Market Town of Cowbridge and to the nearby Town of Llantwit Major and to the Town of Bridgend which include a comprehensive range of commercial, retail and leisure facilities. There is a main line railway station at Bridgend providing direct access to Cardiff and London. The City of Cardiff is also within reach via the A48 road or the M4 motorway (Junction 35) at Pencoed. Local bus services that run every hour linking Bridgend to Llantwit Major.

- Unique & Bespoke Property Situated in the Heart of Broughton
- Four Bedrooms
- Detached Double Garage/Workshop
- Wonderful Gardens
- Full of Character Throughout
- Host of Sizeable Reception Rooms
- Gated Entrance to Forecourt Parking
- EPC: D

Accommodation

Ground Floor

Entrance
The property is entered via hardwood front door into dining room.

Dining Room 21'6 x 16'10 (6.55m x 5.13m)
Three wooden glazed windows to rear overlooking the pretty gardens with wooden shutters. Hardwood pedestrian door from rear gardens. Flagstone laid flooring. Ceiling spotlights. Radiator. Painted stone walls. Built in Aga set into old fireplace set on slate hearth with wooden mantel over. Exposed wooden beams. Opening to staircase leading to first floor landing. Double wooden doors and step up into kitchen. Steps lead up to door through to living room.

Kitchen 10'6 x 8'1 (3.20m x 2.46m)
Fitted country shaker-style kitchen with features to include: a range of wall and base units set under and over granite effect worktops. Double Belfast China sink with curved swan neck mixer tap. Freestanding Smeg oven with six ring gas hob and an electric double oven under. Tiled splashback. Extractor fan over. Wooden glazed window to rear. Skimmed walls and ceiling. Ceiling spotlighting. Radiator. Continuation of flagstone laid flooring. Valiant gas boiler housed to wall. Opening through to rear hall.

Rear Hall 5'9 x 8'9 (1.75m x 2.67m)
Wooden glazed pedestrian door to rear. Skimmed walls and ceiling. Ceiling spotlighting. Continuation of flagstone laid flooring. Space for freestanding American style fridge/freezer. Opening through to utility.

Utility 6'11 x 9'9 (2.11m x 2.97m)
Range of wall and base units set under and over granite effect worktops. Space for washing machine. Space for dishwasher. Double Belfast China sink with curved swan neck mixer tap. Skimmed walls and ceiling. Ceiling spotlighting. Radiator. Continuation of flagstone laid flooring. Wooden glazed window to side and rear. Laundry shoot from the staircase.

Living Room 39'10 x 13'5 (12.14m x 4.09m)
A range of wooden glazed windows to front and rear with wooden shutters. Continuation of flagstone laid flooring. Exposed wood beams throughout. Painted stone walls. Range of ceiling lighting. Radiators. Original stable partition adding character and the perfect separation for a snug area. Wood burner set on flagstone laid hearth. Hidden door with spiral stairs leading up to master bedroom. Wooden door through to inner hall. Further double wooden door to sun room.

Sun Room 13'11 x 17'10 (4.24m x 5.44m)
Range of glazed windows to side and front sat on dwarf wall. Double doors open out onto side patio terrace. Glazed sunroof offering plenty of natural light. Ceiling spotlights. Skimmed walls. Feature painted stone wall. Tiled flooring with underfloor heating.

Inner Hall 6'10 x 13'7 (2.08m x 4.14m)
Wooden glazed pedestrian door to front. Painted stone walls. Textured finished ceiling. Exposed beam work. Ceiling spotlighting. Continuation of flagstone laid flooring. Wooden door through to shower room. Further double wooden doors through to study.

Study/Libary 17'6 x 13'8 (5.33m x 4.17m)
Currently in use as a study/library. Wooden glazed window to side. Flagstone laid flooring. Exposed wood beams throughout. Painted stone walls. Range of ceiling lighting. Radiator. Wood burner set on flagstone laid hearth.

Shower Room 5'5 x 7'7 (1.65m x 2.31m)
Three piece suite in white comprising walk in shower with shower head, tiled flooring and walls, attractive half stone wall and half old stable partition. Low level dual flush WC. Wash hand basin set on slate with mixer tap. Flagstone laid flooring. Painted stone walls. Wall lights. Ceiling spotlights. Heated towel rail. Access to loft via hatch. Exposed wooden beams.

First Floor

Landing 17'2 x 3'6 (5.23m x 1.07m)
Half turn solid stone staircase leads up from the ground floor dining room to the first floor landing. Skimmed walls and ceiling. Ceiling spotlights. Fitted carpet. Radiator. Laundry hatch. Multiple storage cupboards. Doors to all first floor rooms. Stairs lead up to second floor landing.

Master Suite Bedroom One 25'2 x 29'4 (7.67m x 8.94m)
An amazing sized master bedroom with plenty of space. Wooden glazed window to front. Two Velux windows. Large area currently in use as sitting area. Painted stone walls. Skimmed ceiling with a range of lighting. Radiators. Wooden floorboards. Secret cupboard with spiral stairs to ground floor living room. Traditional bale hatch door leads out to courtyard.

Master Suite Dressing Room 13'6 x 6'11 (4.11m x 2.11m)

Steps lead up to an excellent sized master suite dressing room. Plenty of decorative built in wardrobes. Wooden glazed window to front. Skimmed walls and ceiling. Ceiling spotlights. Radiator. Fitted carpet. Access to loft via hatch. Archway through to bedroom.

Master Suite Bathroom One 13'1 x 5'4 (3.99m x 1.63m)

Three piece suite in white comprising corner panelled bath with shower head attachment. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Further skimmed walls. Vertical heated towel rail. Velux window allowing plenty of natural light. Double doors opening to storage cupboard.

Bedroom Two 10'6 x 11'7 (3.20m x 3.53m)

Good sized double bedroom. Two wooden glazed windows to rear with wooden shutters. Painted walls. Textured finished ceiling. Pendant ceiling light. Fitted carpet. Recessed storage cupboard.

Bathroom 13'1 x 5'4 (3.99m x 1.63m)

Three piece suite in white comprising corner steam shower cubicle with shower head, built in shower seat, tiled ceiling and sliding glazed doors. Low level dual flush WC. Wash hand basin with mixer tap set into wooden vanity unit. Painted stone walls. Wall lights and ceiling spotlights. Wooden glazed window to front with wooden shutters.

Second Floor

Landing 3'11 x 4'6 (1.19m x 1.37m)

Wooden glazed window to rear. Fitted carpet. Textured finished ceiling. Doors to both second floor rooms.

Bedroom Three 11'11 x 15'10 (3.63m x 4.83m)

A good sized double bedroom. Wooden glazed window to front. Wood panelled walls. Feature papered wall. Pendant ceiling light. Fitted carpet. Radiator. Storage cupboards. Built in unit with inset sink and hot and cold taps. Built in open shelving.

Bedroom Four 8'6 x 13'10 (2.59m x 4.22m)

Wooden glazed windows to front. Papered walls and ceiling. Fitted carpet. Pendant ceiling light. Radiator. Wooden doors to storage cupboard. Recessed storage shelving.

Outside

Gardens & Grounds

To the front a high stone wall offers privacy. Wooden double gates open through to more off road driveway parking for multiple vehicles. Pedestrian side gate from road to driveway. Pretty courtyard with high stone wall boundaries to all sides. Access to the detached double garage. Archway with cast iron gate leading through to rear garden. Mature trees. Paved stone area with path to house. Large area laid to lawn. Stone walls surrounding the gardens. Stone archways to the top. Pebbled pathway. Stone wall to 'secret garden'. Mainly laid to lawn with mature shrubbery. Pergola. Brick wall leading to further large paved area. Wrap around. Further area laid to lawn. L-shaped pretty courtyard with cobbled flooring, great for outside entertaining. Wooden gate to front of the road. Wooden structure veranda style with slate used for storage and sitting. To the rear there is off road parking for two vehicles. Pedestrian wooden door into rear hall.

Detached Double Garage

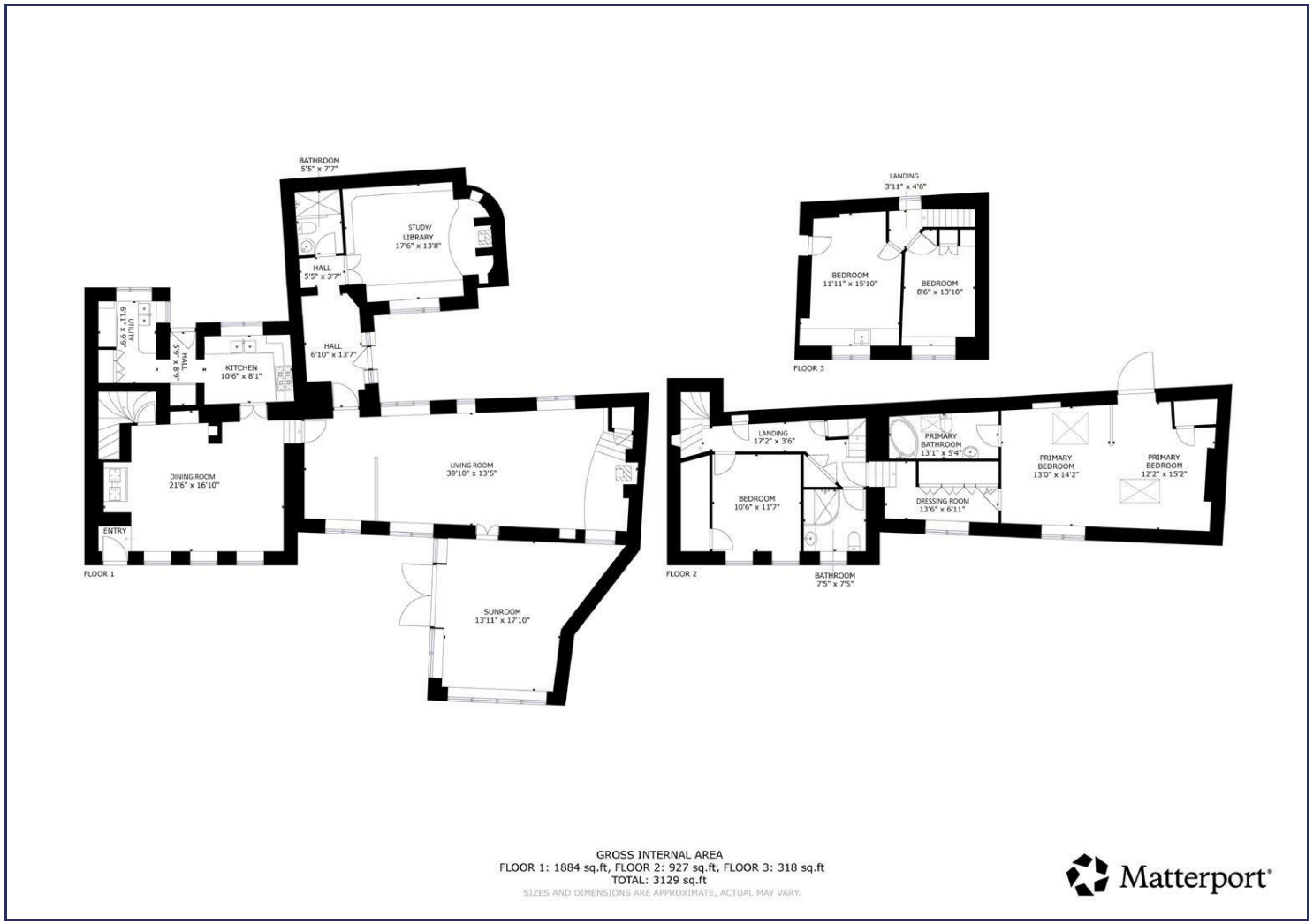
Two double wooden doors. Small porch area. Wooden door into a small room with wooden glazed window to the garden. Wood burner. Wooden door into double garage. Power and light. Ample storage.

Services

All mains services connected. Water meter. Combination boiler. Aga, gas for heating.

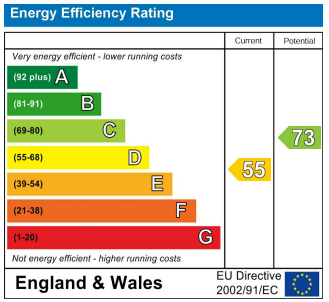
Directions

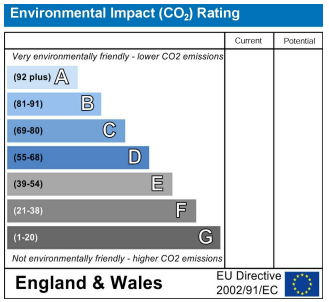
From our offices at 65 High Street, Cowbridge, turn right and go down the High Street into Westgate and at the end turn left onto the Llantwit Major Road. At the first roundabout on the entrance onto the Llantwit Major bypass turn right signposted Wick. Go past the crossroads with the left turn signposted to St Donats Art Centre and about half a mile further on turn left signposted Marcross and Broughton. Turn right signposted Broughton, and follow the country road down into the hamlet. Then turn onto Chapel Road and the property is located half way down the road on your right hand side.



GROSS INTERNAL AREA
FLOOR 1: 1884 sq.ft, FLOOR 2: 927 sq.ft, FLOOR 3: 318 sq.ft
TOTAL: 3129 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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