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**Treguff Cottage, St. Mary Church Cowbridge**  
**offers in excess of £760,000**

 **peter  
alan**

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# About the property

This exceptionally spacious detached character property, set on approximately 1/3 acre, offers highly adaptable and flexible accommodation, perfect for multi-generational living. It includes a self-contained one-bedroom flat.

The main house features a hallway, cloakroom, lounge, games room, kitchen, and dining room on the ground floor. Upstairs, there are five bedrooms and a shower room.

The first-floor flat comprises a lounge/dining room with a balcony, kitchen, bathroom, and bedroom.

Additional features include an integral garage, gated driveway, swimming pool, and a large, mature rear garden.

Located in the rural Hamlet of Treguff which is located 3 miles from the market town of Cowbridge

# Accommodation

## Directions

Travelling along the A48 towards Cowbridge, once you have passed through St Nicholas and when leaving Bonvilston turn immediately left before Baffle Haus Cafe (the former Old Post) and then take the second turning right towards Llantrithyd. Travel through Llantrithyd and turn left just before a stone barn which is positioned on the left of the junction. Follow this lane into the Hamlet of Treguff and Treguff cottage will be on your right hand side just passed Penmaen Stables.

## Entrance

Via part glazed door from covered porch in to entrance hallway. Double glazed window to the front aspect, staircase to first floor and door to storage cupboard

## Cloakroom

Fitted with low level w.c, wash hand basin with vanity unit, obscure glazed window and tiled floor

## Lounge

22' 4" x 18' 3" ( 6.81m x 5.56m )

Very large reception room with windows to the front aspect and French Doors to the rear. Wood burning stove with a stone chimney breast with flagstone hearth. Lift and door leading to games room

## Games Room

22' 7" x 22' ( 6.88m x 6.71m )

Another spacious and versatile reception room with sliding patio doors plus additional windows

**Dining Room** 12' 3" x 10' 1" ( 3.73m x 3.07m )

Window to the front aspect and open shelving to kitchen





### Kitchen

16' 1" x 8' 10" ( 4.90m x 2.69m )

Fitted with a range of wall and base units in oak with worksurfaces over. Stainless steel sink and drainer, space for cooker and extractor, spaces and plumbing for fridge / freezer, washing machine. Door to boiler cupboard housing wall mounted LPG "Worcester" boiler. Stairs leading to the first floor

### First Floor Landing

Double glazed window to the front aspect, loft access and door to airing cupboard

### En-Suite

Fitted with a pedestal wash hand basin, low level w.c, corner bath with spa jets, part tiled walls and obscure glazed window

### Master Bedroom

12' 2" x 10' 1" ( 3.71m x 3.07m )

Window to the side aspect and door to

### Bedroom Two

15' 5" x 8' 8" ( 4.70m x 2.64m )

Double glazed window to the front aspect

### Bedroom Three

12' 2" x 9' 2" ( 3.71m x 2.79m )

Fitted wardrobes and double glazed window to the side aspect



### Bedroom Four

12' 4" x 8' 10" ( 3.76m x 2.69m )

Window overlooking the rear garden

### Bedroom Five

### Shower Room

Suite in white comprising pedestal wash hand basin, low level w.c, shower cubicle with part tiled walls and obscure glazed window

### One Bedroom Flat

Accessed via staircase from the games room to the first floor

### Lounge/ Dining Room

15' 6" x 12' 9" ( 4.72m x 3.89m )

Double glazed windows and French Doors leading to balcony

### Kitchen

9' 2" x 7' 1" ( 2.79m x 2.16m )

Open plan to lounge/dining room. Fitted with a range of wall and base units, tiled worktops and stainless steel sink and drainer

### Bedroom

13' 1" x 10' 2" ( 3.99m x 3.10m )



Pitched timber panelled ceiling, Velux window to the rear and double glazed window to the side aspect.

### Shower Room

Pedestal wash hand basin, low level w.c fully tiled shower cubicle. Airing cupboard

### Integral Garage

Electric roller doors and LPG Worcester boiler

### External

Timber gates to gravel driveway extending across the front of the property providing ample parking. Front lawn planted with mature trees

To the side of the property is an enclosed outdoor swimming pool plus a timber framed Summer House. Beyond the Summer House lies the rear and mature garden which is mix of lawn and patio areas with an array of trees. The overall plot extends to approximately 1/3 acre. Timber framed shed and greenhouse

**Agents Note** It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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