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The Old Post Office

61 Eastgate

Cowbridge

The Vale Of Glamorgan

CF71 7AA

The Old Post Office

Asking price **£1,095,000**

Exceptional stone-built townhouse, previously the post office and sorting office for the town, providing exquisitely presented high-ceilinged accommodation in an exceptionally convenient central location.

Spectacular town house with beautiful finishes throughout.

Ideally located with easy walking access to Cowbridge town centre.

Reception hallway, rear hallway with study area and contemporary open glass staircase, downstairs cloakroom/WC.

Fabulous living space combining principal living room, dining room with bi-fold doors to rear garden and beautiful kitchen with veined marble worktops. Walk in pantry/coat room and laundry room.

Oak floored landing with glass balustrading to staircase.

Principal bedroom, large dressing room with built-in wardrobes and fabulous en-suite bathroom with a feature freestanding bath and double shower enclosure.

Bedrooms two and three, both substantial double rooms with immaculately presented en-suite shower rooms.

Electric double gates to shared private courtyard with two parking spaces and a visitor space.

Large low maintenance rear courtyard garden with outside lighting and heating.





Exceptional Historic Townhouse In Central Location

Once the town's post office and sorting office, this remarkable stone-built townhouse now offers exquisitely presented, high-ceilinged accommodation in an outstandingly convenient central location. Blending historic character with contemporary design, the property has been finished to an exceptional standard throughout, creating a truly unique and stylish home.

Panelled entrance door opens into an impressive **reception area**, featuring solid oak flooring, high ceilings and shuttered double-glazed sash windows to the front. This welcoming space flows through to a rear hall with a useful **study area**, a striking oak and glass half-turn staircase rising to the first floor, and a beautifully appointed **cloakroom** with patterned tiled flooring and chrome fittings.

Double doors lead into the stunning **open-plan living and dining space**. The living room is rich in character, with an arched sash window, shutters, oak flooring and a contemporary freestanding wood-burning stove set on a slate hearth. Open to the dining area, the room is flooded with natural light from side windows and impressive bi-fold doors opening directly onto the rear courtyard garden—perfect for entertaining and everyday living.

The space continues seamlessly into a sleek, modern **kitchen**, fitted with white glass-fronted units accented by gold-toned handles. Marble worktops and splashbacks, and a full range of integrated appliances including a Rangemaster cooker and Samsung fridge freezer. A pantry/coat room and separate **laundry room** add further practicality without compromising style.

The **first floor** offers beautifully proportioned accommodation arranged around an oak-floored

landing with glass balustrading. The **principal bedroom suite**, located to the rear, is a calm and luxurious retreat with shutters, a superb dressing room with fitted wardrobes, and a spectacular en-suite bathroom featuring a freestanding bath, double shower, twin basins and elegant contemporary finishes.

Two further **double bedrooms**, both positioned to the front of the property, each benefit from their own stylish **en-suite shower rooms**, making the home ideal for family living or guests.

Above, a **large attic space** offers exciting potential for future conversion, subject to the necessary consents.

Externally, electric double gates provide access to a **shared private courtyard** with two dedicated parking spaces and an additional visitor space. To the rear, the **courtyard garden** has been thoughtfully designed for maximum enjoyment and minimal maintenance, enclosed by original stonework and high timber fencing, with composite decking, outdoor lighting and heating, and space for dining and relaxation. This exceptional townhouse offers a rare opportunity to acquire a distinctive, beautifully finished home of historic interest, perfectly positioned at the heart of the town.





Directions

From our Cowbridge office, walk along the high street towards Eastgate. The Old Post Office can be found on the left hand side immediately after the entrance to Eastgate Court.
What3Words: sideboard.biked.coaching

Tenure

Freehold

Services

Mains water, gas, electric and drainage
Council Tax Band
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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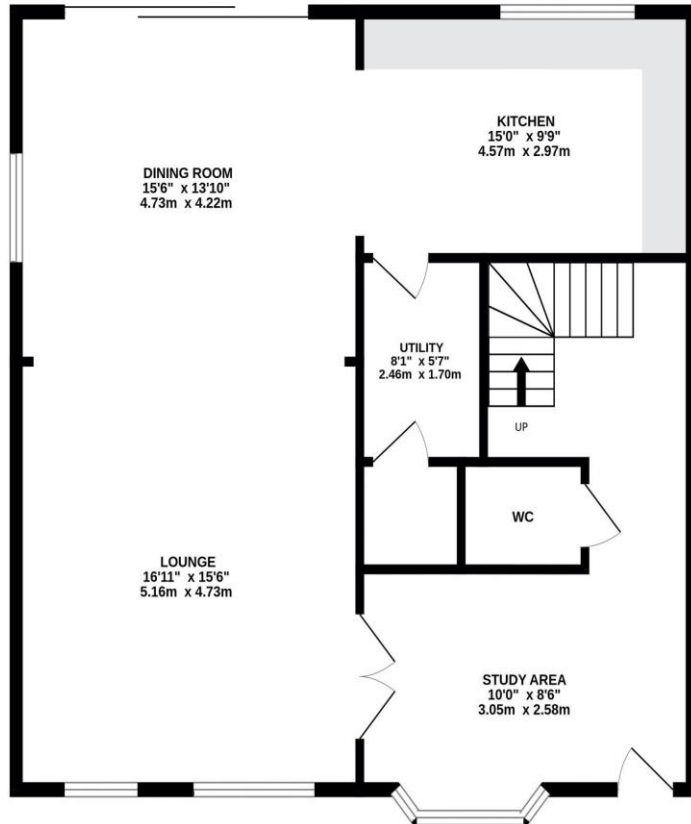


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

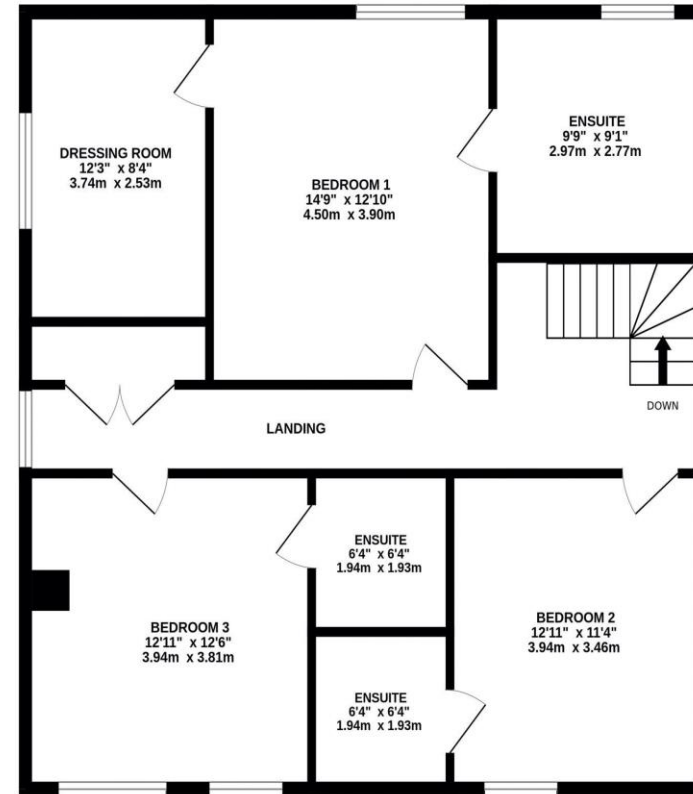
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GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
936 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 1880 sq.ft. (174.7 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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