



Fox House, Penylan Road
St. Brides Major, CF32 0SB

Watts
& Morgan



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St. Brides Major CF32 0SB

£825,000 Freehold

4 Bedrooms | 3 Bathrooms | 4 Reception Rooms

An impressive 4/5-bedroom contemporary home situated in the ever-popular village of St Brides Major. This modern property is presented to a high standard and has been carefully constructed to offer highly adaptable living accommodation. Accommodation comprising: entrance hall, lounge, dining room, kitchen/breakfast room, utility, sunroom, Study & cloakroom. To the first floor, 2 bedrooms with en-suite, two further good-sized bedrooms that also share a Jack and Jill en-suite. Second floor is the versatile entertainment suite / further living accommodation. Externally offering private driveway parking, detached double garage and well maintained front and rear gardens.

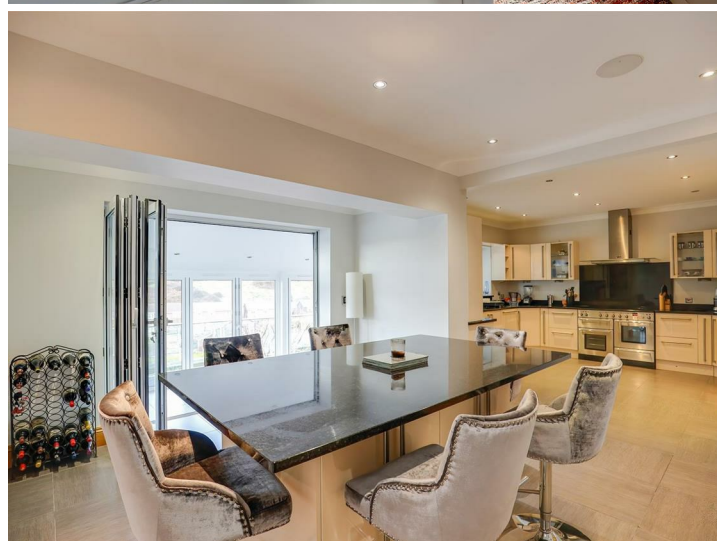
Directions

Travel from Bridgend in a southerly direction through Ewenny and into St Brides Major. Enter the village over the cattle grid and take the second left turning into Blackhall Road and then the second right into Penylan Road. Fox House will be to your right, after about 500 yards.

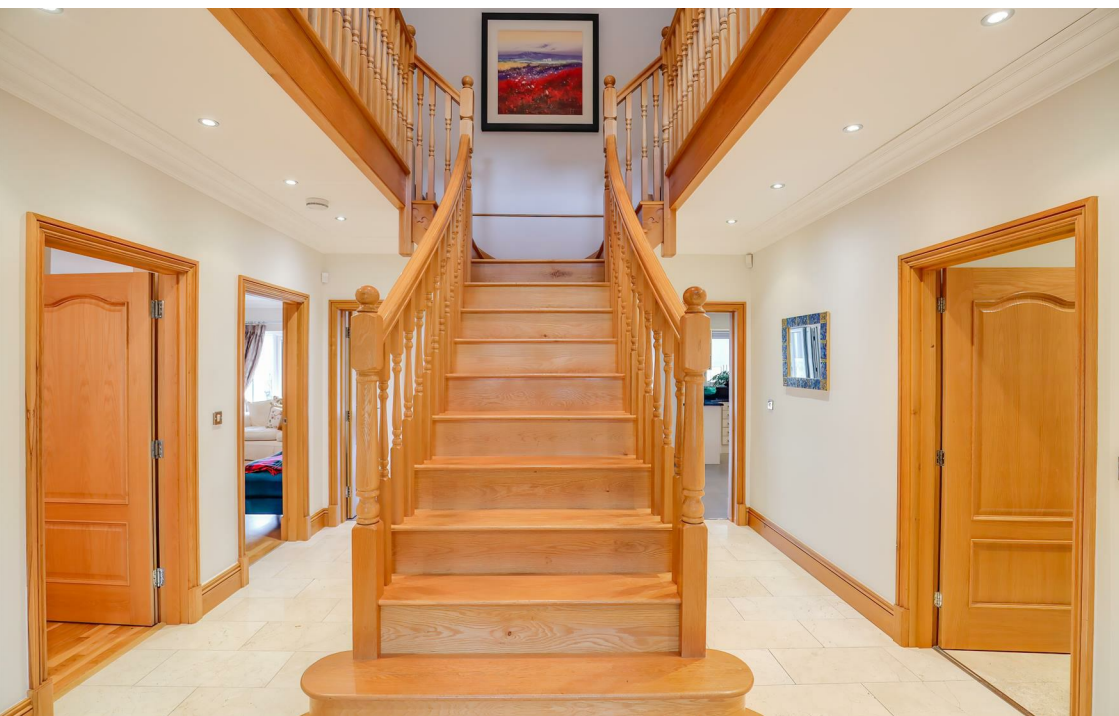
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Summary of Accommodation

SITUATION

St Brides Major is a picturesque Village situated to the western side of the Vale of Glamorgan. The Village has a general store, a popular public house, Church, a well regarded junior school, Village pond and playing field. St Brides Major is in the catchment area for Cowbridge Comprehensive School. The Heritage Coast conservation area has popular surfing and beaches at Ogmore-by-Sea and Southerndown which are within a five minute drive. Many country walks are available in the area. Bridgend Town Centre and the M4 Motorway at Pencoed are both a 10 minute drive away.

ACCOMODATION SUMMARY

Entrance into the grand hallway with tiled flooring a central solid oak staircase leading to the first and second floors. The ground floor cloakroom has been fitted with a WC and wash hand basin with continuation of the tiled flooring and a window to the side aspect. The lounge is a superb reception room with solid wood flooring and patio doors opening out to the rear garden. A contemporary dual-view fireplace feature separates the lounge and dining room. The dining room is a versatile space with windows overlooking the front. The study is a great addition situated at the front of the property with bespoke built in office furniture and windows overlooking the front. The open plan kitchen-dining space is a wonderful family sized room with ample space for a dining table and further seating. The kitchen includes granite worktops, a 'Rangemaster' range cooker with 5 gas ring hob, and extractor fan above; further integral appliances are all to remain and include NEFF dishwasher, coffee machine, microwave and fridge freezer. The kitchen opens into the sunroom with wonderful views from here over the surrounding countryside. Like the hallway, the kitchen has a tiled floor which extends into and adjacent utility room. The utility room provides further storage, has space / plumbing for a washing machine and a door leading to the side of the property.

The first-floor galleried landing looks over the entrance hallway, all doors lead off to the four double bedrooms and a further staircase rises to the second floor. The principal bedroom is a superb sized room with built in wardrobes and a fully glazed door opening out onto a private balcony enjoying very pleasant views over the local countryside. The luxurious en-suite offers a 4-piece suite comprising of a jacuzzi bath, corner shower cubicle, WC and two wall hung wash hand basins. The en-suite has been fully tiled with recessed spot lighting and a window to the front. The second bedroom offers windows overlooking the front and access a private balcony. The en-suite has been fitted with a 3-piece suite comprising of a corner shower cubicle, WC and wash hand basin. Bedrooms three and four are both further spacious double bedrooms with fitted wardrobes and both share a Jack and Jill en-suite bathroom. The en-suite has been fitted with a 4-piece suite including an impressive deep contemporary bath, shower cubicle, wash hand basin and WC. The en-suite is fully tiled with spot lighting.

To the second-floor level is a spacious, adaptable entertainment suite from which there are outstanding views through apex windows onto the surrounding countryside. It also features a bar and its own cloakroom. This versatile room can be utilised as further bedroom accommodation.

GARDENS AND GROUNDS

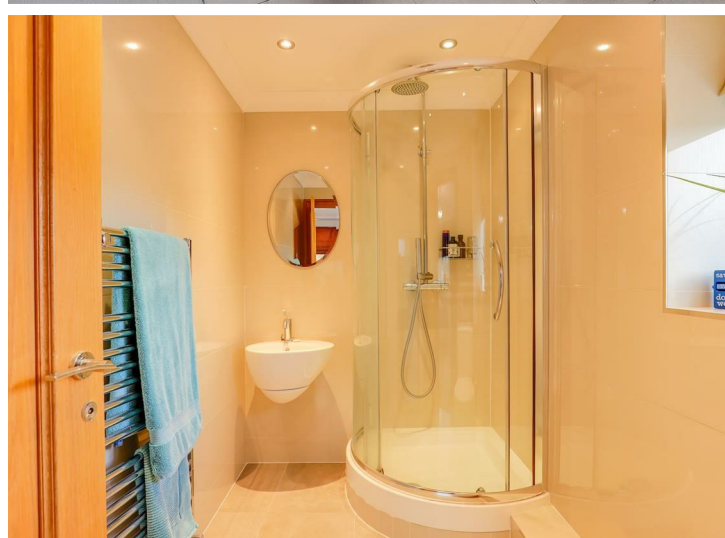
Accessed from Penylan Road onto a spacious private driveway with off road parking for numerous vehicles, leading to the detached double garage, which features electric door. Fronting the property is a patio area leading to the entrance. To the rear of the property is tiered landscaped garden offering beautiful views over the nearby countryside. The garden benefits from a composite decked area with a glass balustrade and a spacious patio area wrapping around the property. The rest of the garden is laid to lawn with raised vegetable beds. Access onto the rear lane can be gained from the rear of the garden.

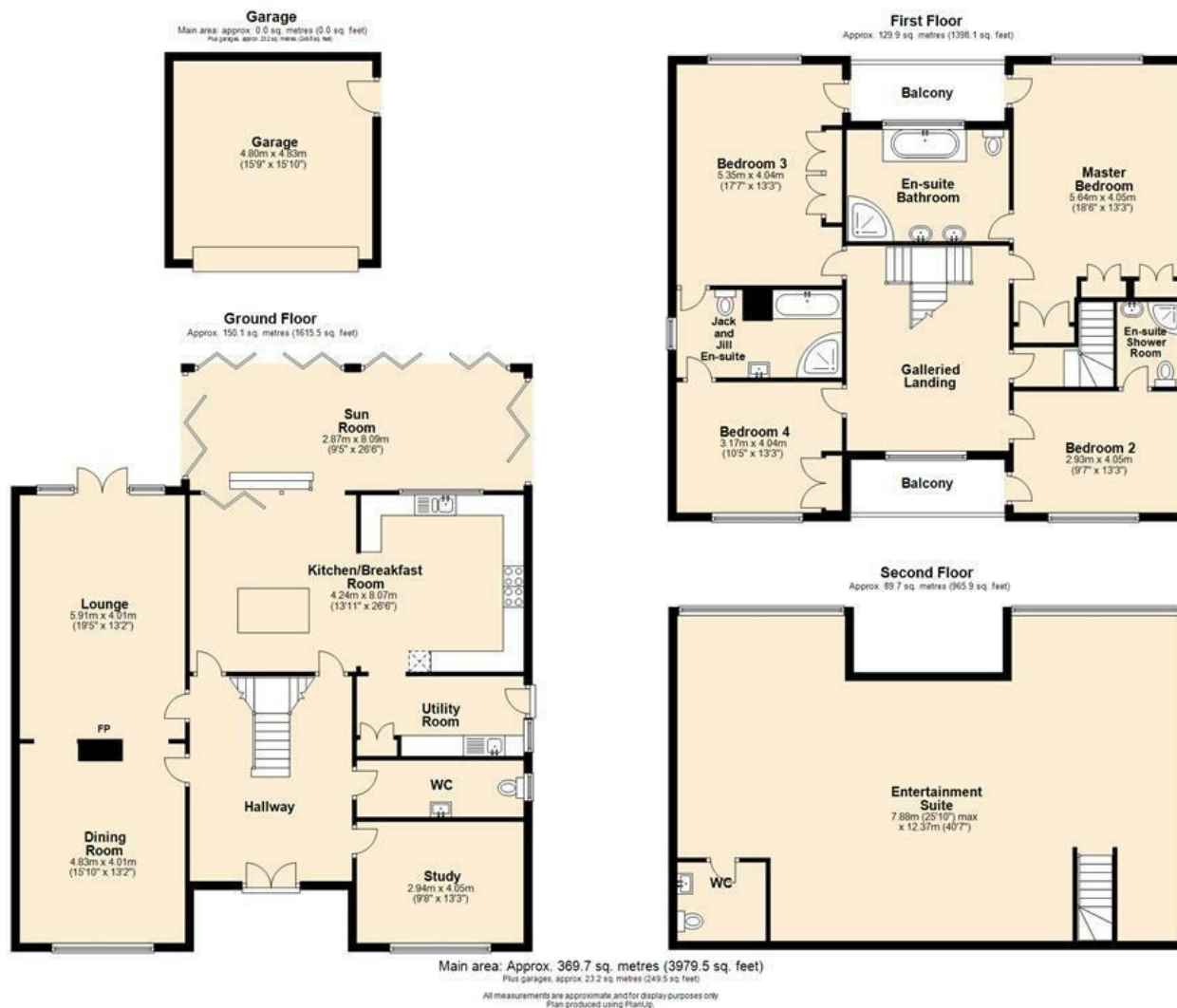
ADDITIONAL INFORMATION

Freehold. All mains services connect to the property.

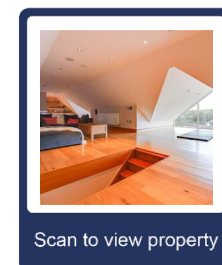
EPC Rating "C" , Council tax band "H"

Underfloor heating to the ground floor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	81
England & Wales		
EU Directive 2002/91/EC		



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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