



**1, Woodstock House, 83 High Street  
Cowbridge, Vale of Glamorgan, CF71 7AF**

**Watts  
& Morgan**



# 1, Woodstock House

83 High Street, Cowbridge,  
Vale of Glamorgan, CF71 7AF

Guide price: £350,000 Leasehold

**2 Bedrooms : 1 Bathrooms : 1 Reception Rooms**

Set within a handsome, Grade II listed building 1 Woodstock House is a two bedroom maisonette in an exceptionally convenient location for Cowbridge Town Centre. Living room and kitchen; two double bedrooms and generous bathroom. Significant attic space with scope to convert (subject to appropriate consents). Garage and parking.

## Directions

Woodstock House is located to the centre of Cowbridge, opposite the former 'Market Place' Restaurant, where High Street meet Westgate.

- Cardiff City Centre 12.9 miles
- M4 (J35) 6.4 miles



**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* No 1 Woodstock House is a two-storey home within this Grade II listed building.
- \* Very conveniently located within a level walk of Cowbridge Town Centre and its wide range of shops and services
- \* Of interest to an older generation and also to investor buyers.
- \* Entrance hallway with staircase leading the first floor and two doors leading into the living room and kitchen respectively.
- \* A doorway from the kitchen also connects into the high-ceilinged living room, an especially generous space with plenty of room for seating and a dining table.
- \* It has a feature fireplace with exposed stone surround, slate hearth and timber beam.
- \* The modern, fitted kitchen includes a range of fitted units with appliances, where fitted, to remain and including: hob and oven, fully integrated fridge, slimline dishwasher and washing machine.
- \* To the first floor is a broad, deep landing area ideal as a home office / study space; and a door opens from here to a modern bathroom.
- \* Steps lead up from here to the two bedrooms, both of them double with the principal bedroom being of very generous proportions
- \* A pull-down ladder from the second bedroom gives access into a loft space (subdivided into two rooms, approx. max 5.2m x 3.8m) with excellent head room to the centre and a skylight window.

### GARDENS AND GROUNDS

- \* The residents of Woodstock House all have use of, and share responsibility for, the communal driveway and parking area.
- \* No 1 Woodstock House has its own garage, within the block of garages to the north-west corner of the site.

### ADDITIONAL INFORMATION

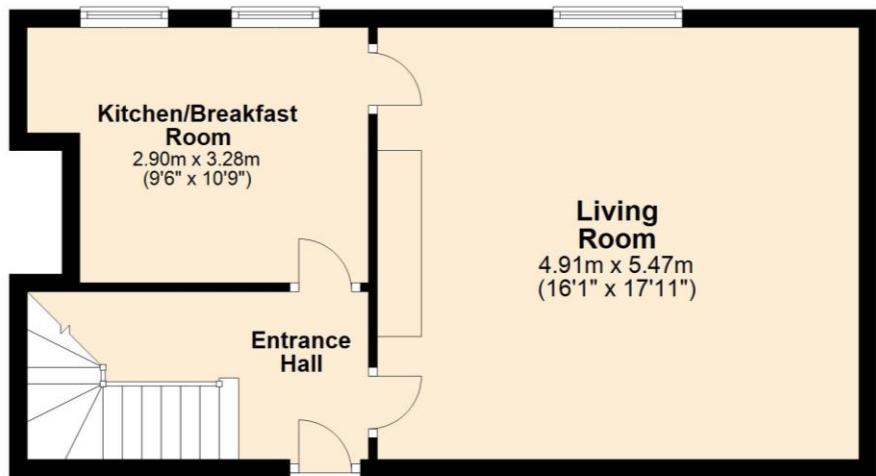
Leasehold. 999 years from 1 January 2014. (991 years remaining) Every Apartment Owner is a shareholder in the 'Woodstock House Management Company'. Ground rent and Service charge to be confirmed. All mains services connect to the property. Gas-fired central heating. Council tax: Band D

### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

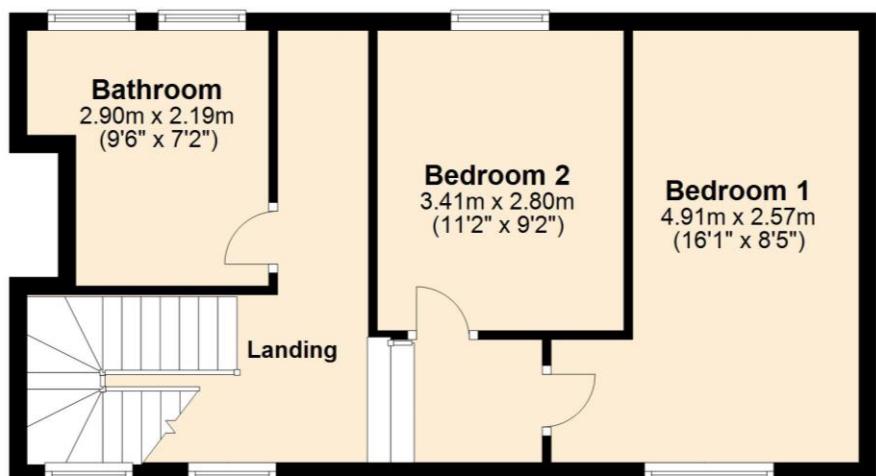
## Ground Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



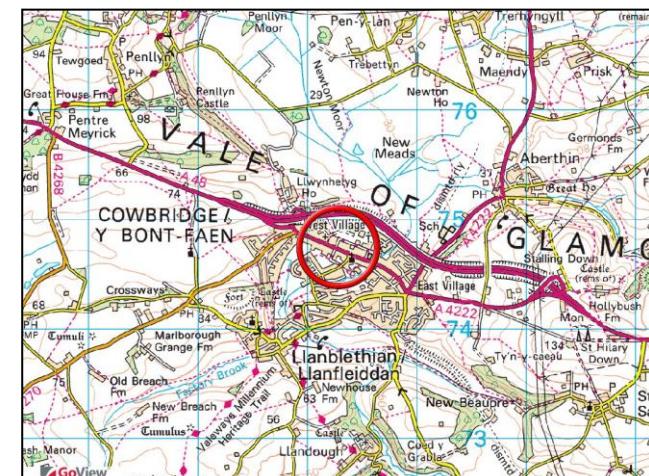
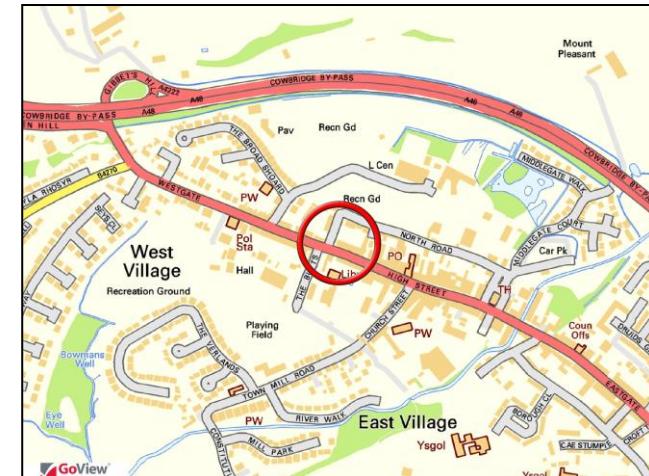
## First Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



Total area: approx. 90.7 sq. metres (976.6 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



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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