
Bryn Eglwys , Monknash,
Nr Cowbridge, Vale of Glamorgan, CF71 7QQ
Watts
&Morgan


FOR
SALE

Bryn Eglwys , Monknash,

Nr Cowbridge, Vale of Glamorgan, CF71 7QQ

Guide price: £699,950 Freehold

5 Bedrooms | 2 Bathrooms | 4 Reception Rooms

Nestled in the charming rural village of Monknash, near Cowbridge, this delightful detached five bedroom house offers traditional character and stunning countryside views. Spanning over 2,500 sq ft to include; central hallway, two inviting sitting rooms with gas fires, L-shaped kitchen-breakfast room which links to a separate dining room. Also a south-facing conservatory plus practical laundry/utility room with cloakroom. To the first floor, there are three double bedrooms - the largest with its own en-suite and balcony with sea views; and two single bedrooms, plus a 4-piece family bathroom. Externally enjoying a generous plot adjacent to the Grade I* St Mary Church, with front and rear mature lawned gardens, double garage with lean-to shed and gated driveway parking. Walking distance to a reputable pub/restaurant, Monknash beach and coastal path.

EPC Rating E.

Directions

Cowbridge Town Centre – 7.1 miles

Cardiff City Centre – 20.2 miles

M4 J35 Pencoed – 9.6 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Positioned on country lane linking to the Village of Wick, and to Llantwit Major, sits Bryn Eglwys. A double fronted, five bedroom detached property surrounded by farmland thought to be of 'Victorian' age.

This deceivingly spacious family home has a welcoming central hallway with quarry floor tiles and leads into the kitchen-breakfast room. This L-shaped space offers delightful south-facing views across farmland with grazing sheep, and has been fitted with a range of bespoke solid pine wall and base units with co-ordinating dresser and butchers-block surfaces. There is a freestanding gas range cooker to stay which includes a 5-ring gas hob with hot plate, triple oven and grill. Also there is a Belfast sink and ample space for table and chairs. From here, a door links into a dining room which also opens to the garden, ideal for summer evenings.

There are two large sitting rooms, both with gas-fires, and an outlook over the garden. Completing the ground floor is a light-filled sunny conservatory, a sizeable laundry/utility room with WC which houses the gas-boiler, and a large closet. The freestanding large 'LG' American-style fridge freezer is to remain.

To the first floor, there are five bedrooms - three double rooms and two single rooms. The largest bedroom has the benefit of its own en-suite shower room, and double doors open onto a large balcony with stunning sea views and across farmland to Nash Point Lighthouse. The other bedrooms have shared use of the 4-piece family bathroom with a perfectly placed bath, just below the window ledge to enjoy the unspoilt countryside views.

Additional information

Freehold. All mains services connected. Gas-fired central heating. Council tax: Band G. House alarm and CCTV to remain.

Garden & Grounds

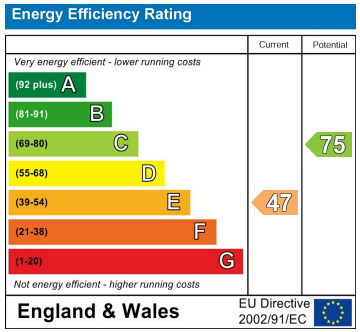
The generous plot at Bryn Eglwys sits adjacent to St Mary Magdalene Grade I* Church and extends to the front, side and rear of the property enclosed via traditional stone wall. The front garden is laid with flagstone paving and resin pathways enjoying a variety of ornamental shrubs with side gate leading to the rear of the property.

To the rear of the property is an impeccably maintained lawned garden surrounded by countryside views. There is a large flagstone patio area with access from the dining room and conservatory, ideal for al-fresco dining to enjoy the south-facing aspect. There are several planting beds, a veg patch and greenhouse to remain, plus a lean-to timber storage shed.

Double gates from the country lane lead onto a resin driveway with parking for three cars, offering external lighting, power and water. This driveway leads to a detached double garage with electric remote controlled up and over door. The garage also has full electric supply and lighting.







Scan to view property

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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