



Watts
& Morgan
Ewenny Estate
For Sale

The Nook, Corntown Road
Ewenny, Vale Of Glamorgan, CF35 5BH

Watts
& Morgan



The Nook, Corntown Road

Ewenny, Vale Of Glamorgan CF35 5BH

£535,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

An extended family home with adaptable accommodation and fine views over farmland.

Open-plan living-dining-kitchen space, lounge and sitting room / additional bedroom. Two bedrooms (one en suite) and bathroom to the ground floor;

Master bedroom with en-suite shower room and a further bedroom to the first floor.

Integral garage; utility room. Private driveway parking;

Sheltered, mature gardens, with stunning views over farmland to the front.

EPC Rating: D68

Directions

Cowbridge Town Centre – 5.8 miles

Cardiff City Centre – 21.9 miles

M4 Motorway – 2.3 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About The Property

Situated in an elevated position above Corntown Road, The Nook occupies a private, sheltered spot and from which there are views to the front in a westerly direction over open fields and farmland.

Offering extensive, adaptable family accommodation. From an entrance hallway, a staircase leads to the first floor while doors open into a bedroom with en suite shower room; to two other bedrooms; and to a bathroom.

Further doors open into a lounge with wood burner set within a fireplace flanked by alcoves fitted with display shelves; and another door opens into the living-dining-kitchen space. These reception rooms are to the front of the property and are positioned to enjoy the wonderful, westerly views.

The contemporary kitchen, to the heart of the living space, has granite worktops extending, in part, to form a breakfast bar and has fitted appliances to remain and including Neff hob, oven, steam oven, microwave and fully integrated dishwasher, fridge and freezer. There remains ample space for a sizeable dining table. Two sets of bifold doors open, respectively, to a front, paved seating area and to a lawned, sheltered side garden.

To the first floor is the principal bedroom, an extremely generous bedroom with modern fitted wardrobes and matching chest of drawers. Windows look from here to the front and rear elevations while double doors open out onto a roof terrace looking onto the lawned garden to the north-eastern side of the property. The first floor is also complimented by a further bedroom, which also enjoys views over farmland.



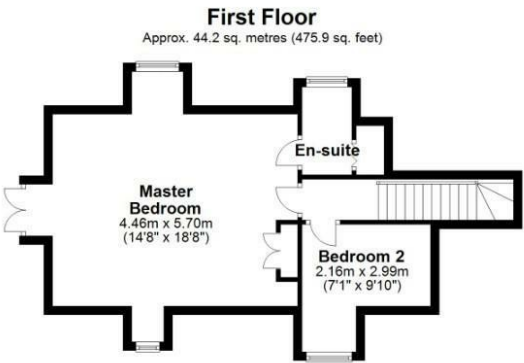
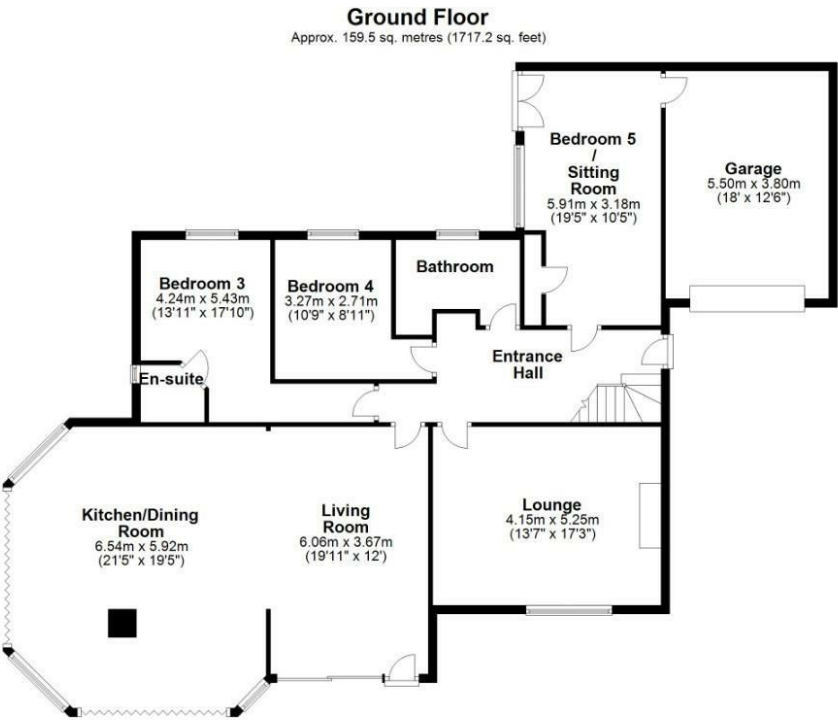
Garden & Grounds

A sloping drive from Corntown Road runs to the western side of the property and has ample parking space. The integral garage, accessed from the driveway via an electric roller-type door. A path to the edge of the drive leads to the entrance and continues, through a gate, to the front garden.

This front garden space is raised above the roadway and is screened from the same by mature hedging & fencing. From here, there are open views in a westerly over farmland and the surrounding area. The path continues to a larger garden area with paved seating area and lawn. This is accessed from, and overlooked by, the kitchen-dining room and continues to further sheltered garden to the rear of the property.

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating.



Total area: approx. 203.8 sq. metres (2193.2 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**