

# The Cottage, St Hilary,

Nr Cowbridge, Vale Of Glamorgan, CF71 7DP

Watts & Morgan













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## Guide price: £1,750,000 Freehold

6 Bedrooms | 5 Bathrooms | 5 Reception Rooms

Tucked away in the picturesque and highly sought-after village of St. Hilary, The Cottage is a magnificent Grade II listed residence offering expansive, character-filled accommodation and glorious views over open countryside and down to the Bristol Channel and beyond to the hills of north Somerset.

The property boasts a range of beautifully proportioned reception rooms, a bespoke kitchen with Aga, and flexible bedroom accommodation across multiple floors—including scope for an independent annexe.

Surrounded by mature, well-tended gardens, with the option to acquire further land by separate negotiation, The Cottage offers a rare opportunity to secure a truly special period home in one of the Vale of Glamorgan's most desirable settings.

Directions

Cowbridge Town Centre – 2.4 miles

Cardiff City Centre – 11.6 miles

M4 Motorway – 8 miles

Your local office: Cowbridge
T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk









## Summary of Accommodation

### Situation

St Hilary is widely regarded as one of the most charming and picturesque villages in the Vale of Glamorgan. Steeped in history and character, the village is famed for its thatched cottages, the historic Church at its heart, and the renowned Grade II listed 16th century thatched Bush Inn.

Despite its peaceful rural setting, St. Hilary is conveniently located within easy reach of Cowbridge, a vibrant market town offering an excellent range of amenities including good schools at both primary and secondary level, a range of shops including Waitrose, cafés, restaurants, a library, health centre and a range of sporting and recreational facilities and clubs.





### About the property

Despite its modest name, this striking Grade II listed residence offers substantial accommodation and remarkable period character.

Dating from the late Georgian period (early 19th century), it showcases many hallmarks of classical Georgian and Regency architecture, including high ceilings, elegant plaster cornices, timber sash windows with original glazing, elegant fireplaces and internal wooden shutters.

About the property, continued

A particularly generous entrance hall creates a grand first impression, featuring a wood-burning stove recessed within the chimney breast and a staircase rising to the upper floors. The principal drawing room and dining room are situated at the front of the property, each with tall, glazed doors opening into a south-facing timber conservatory—perfectly positioned to enjoy breathtaking views across the countryside, over the Bristol Channel, and toward the distant North Somerset coastline. These two formal reception rooms are open-plan and feature sprung wooden flooring.

The most impressive of the reception rooms is a striking morning room, accessed from the dining room, hall and kitchen. With floor-to-ceiling sash windows framing panoramic views, this space also benefits from an elegant marble fireplace and wood-burning stove. A connecting door leads into the traditionally styled kitchen, a functional yet characterful family hub with a four-oven, cream-coloured electric Aga, slate worktops, a tiled flagstone floor, and space for a large breakfast table. A walk-in pantry with slate slab, a large scullery, and a boiler room provide practical, additional space, while further doors lead to a useful study and a flexible-use library/games room, also accessible from the hallway. There is also a rear staircase rising to the first floor, stone steps down to a large cellar and a sizeable downstairs cloakroom/WC.









## Gardens and Grounds

The Cottage is approached via a wooded, tree-lined driveway from the village lane, sweeping past a large lawn to the western side of the property. A turning area provides access to the front door, while a separate gated entrance leads to a sizeable rear parking area.

A large, level south-facing lawn is directly accessed from the conservatory and overlooked by the principal reception rooms, making the most of the property's panoramic views.

The gardens and grounds wrap around the house, including a kitchen garden with greenhouse to the east, and a wooded area beyond. To the west, a further enclosed area of garden features three distinct spaces enclosed by beech hedging.

Additional land is available by separate negotiation, situated on the southern side of Llantrithyd Road. A gated pedestrian entrance from this road also provides access to The Cottage.





## Additional Information

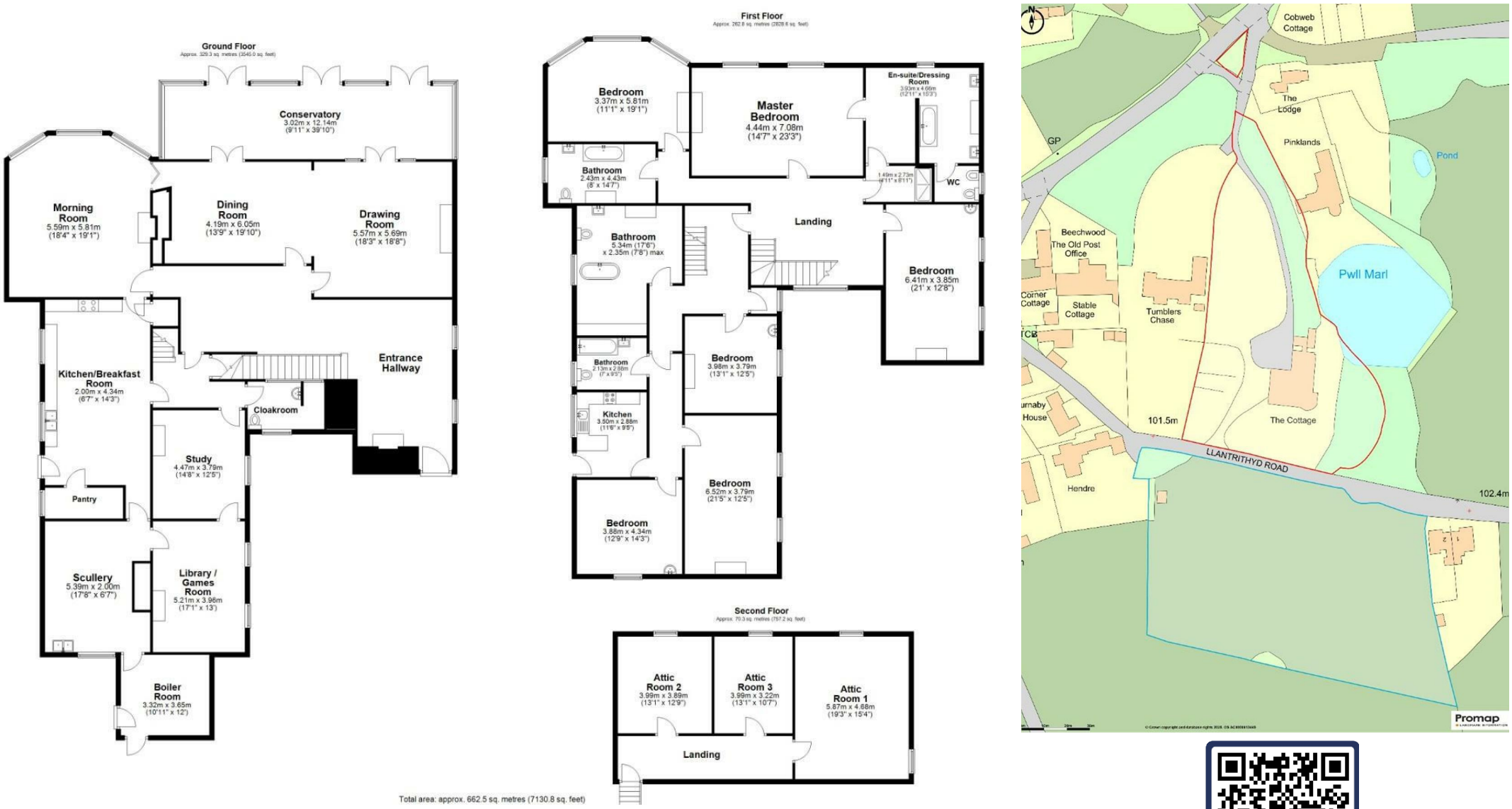
Freehold.

Mains electric and water connect to the property.

Private water treatment drainage plant.

Oil-fired central heating.

Council tax: Band I.







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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