



7 Orchard Lodge, Boverton,
Llantwit Major, Vale of Glamorgan, CF61 1UH

Watts
& Morgan



7 Orchard Lodge, Boverton,

Llantwit Major, Vale of Glamorgan, CF61 1UH

Guide price: £460,000 Freehold

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A unique property, to the very corner of this development and providing most deceptively spacious accommodation within a surrounding garden plot. Living room with wood burner, dining room, kitchen overlooking rear garden. Principal bedroom to the ground floor with dressing area and en suite shower room, second ground floor bedroom. Three double bedrooms and modern family bathroom to the first floor. Driveway parking and converted garage providing a home working / business space. Surrounding garden to three sides offering an array of “garden rooms” to enjoy throughout the day.

EPC rating C79

Directions

Llantwit Major Town Centre – 1.1 miles

Cardiff City Centre – 17.4 miles

M4 J35, Pencoed – 10.1 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk



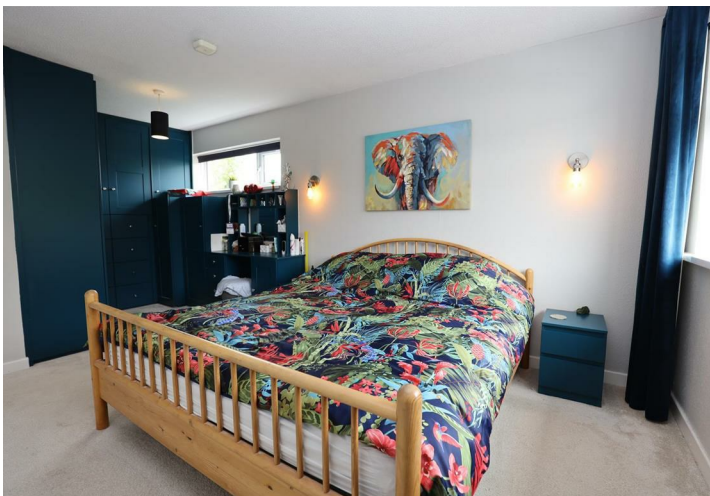


Summary of Accommodation

About the property

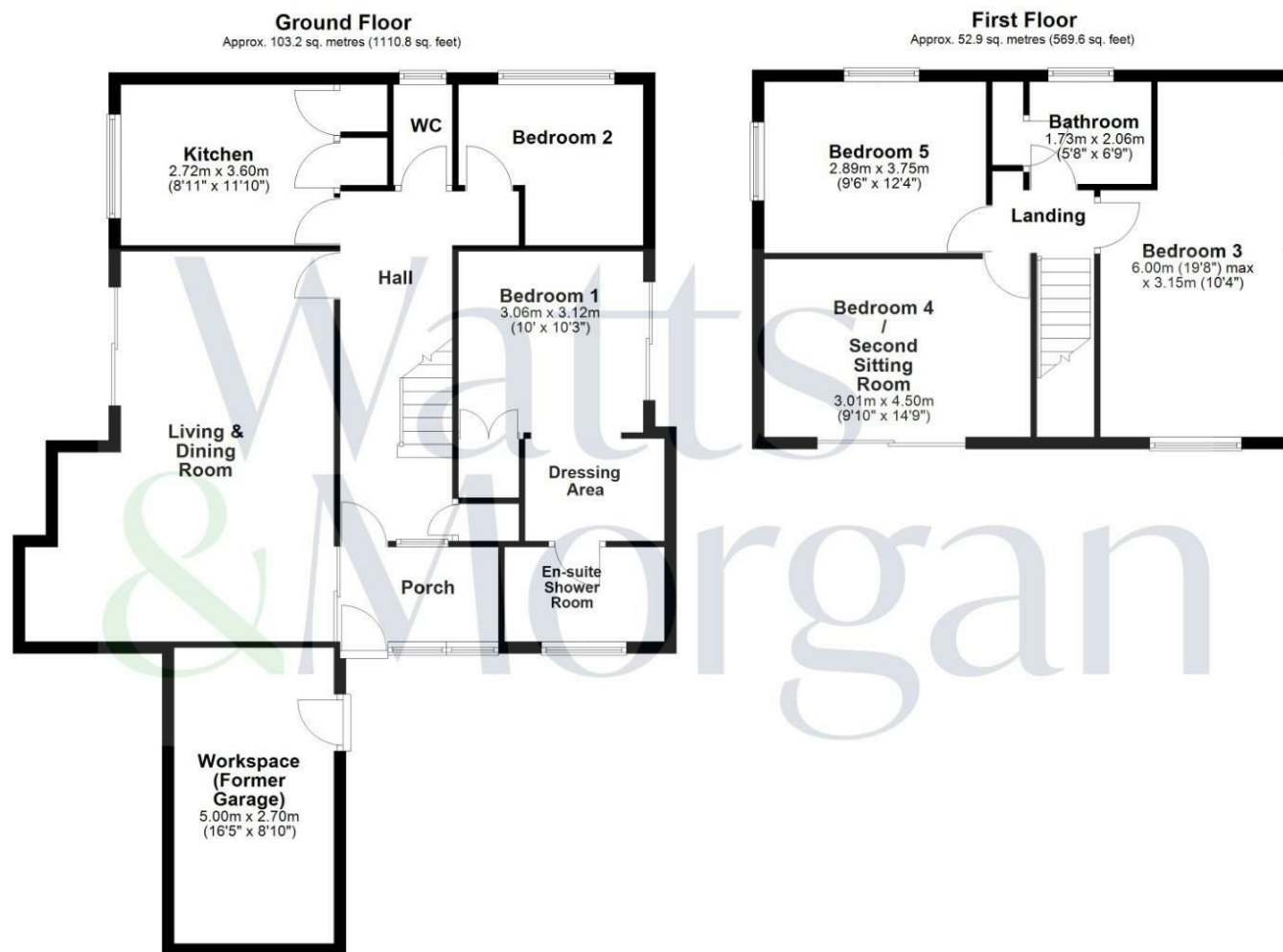
Located within this cul-de-sac close to Boverton Village, No.7 Orchard Lodge is a unique family home providing deceptively spacious accommodation. It has been extended in recent years to offer a great degree of flexibility as to how the property can be used. A broad covered entrance porch leads to a central ground floor hallway from which doors open to all the ground floor rooms; a staircase leads to the first floor. The dining room is to the western side of the property with sliding doors looking out over, and opening onto, one of the garden areas. A step leads down to the principal living space, a wonderfully cosy room with wood burner to one corner. The kitchen is to the far corner of the property with a broad window overlooking the garden and a door opening to a covered rear porchway with garden beyond. It includes a range of units and a breakfast bar with appliances to remain including: gas hob and electric oven. Space and plumbing remains for a dishwasher and an under counter. Two storage cupboards provide a utility area with space/plumbing for a washing machine and fridge; and an adjacent store/larder cupboard. The ground floor provides two bedrooms, the largest being a suite of rooms including bedroom area, dressing area and contemporary shower room. A second double bedroom looks over the rear garden. There is considerable potential for these to be used in many and varied ways, for example as a study or second sitting rooms. There is, in addition, a ground floor WC.

To the first floor the landing area has doors leading to three double bedrooms. The largest bedroom includes a bank of fitted wardrobes (to remain), the second largest double has it's own balcony enjoying a southerly aspect and is currently being used as an extra sitting room. These three bedrooms share use of the family bathroom with a jacuzzi-style bath with shower over.



Additional information

Freehold. All mains services connect to the property. Gas fired central heating. 16 solar panels to south facing roof elevation provide a feed-in tariff / income stream. Further details available from the Seller. Council tax: Band "F".



Total area: approx. 156.1 sq. metres (1680.4 sq. feet)

Garden & Grounds

No.7 Orchard Close comfortably occupies this corner to the cul-de-sac, being accessed via a long driveway of about 70 ft in length with ample space for four cars to park end to end. A gated entrance leads to a covered walkway running to the entrance porch. The former garage is accessed from a pedestrian door from this front garden. With power connected, it is currently used as an additional work space, and it is understood there is permission for it to be utilised as a home office / business space (details to be confirmed). This path and walkway stretches past a sheltered gravelled garden to the eastern side of the property. A gated entrance leads on to an additional side garden and reaches around to the largest, mainly walled, portion of the gardens to the northern and westerly sides. This includes various seating areas to catch the sun as it passes throughout the day. To the far corner of the garden is a timber store shed (approx. max 4m x 2m) to remain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



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
[f](#) [@](#) [t](#)

**Watts
& Morgan**