



Mill Cottage, Monkash,
Nr Cowbridge, Vale of Glamorgan, CF71 7QQ

Watts
& Morgan



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Guide Price £590,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Nestled in the picturesque location of Monkash, this charming property offers a unique opportunity to own a character-filled cottage in the stunning Vale of Glamorgan. Dating back to the late 1800s, boasting two large reception rooms, three double bedrooms and two bathrooms spread over 1,500 sq ft. This spacious cottage has been extended over the years and provides well-maintained accommodation throughout. Situated within the Glamorgan Heritage Coast, surrounded by farmland views and within walking distance to Monkash beach. Providing gated parking leading to substantial south-facing private lawned garden. Also, rear and side courtyard with outbuildings. EPC Rating; D.

Directions

Cowbridge Town Centre – 7.1 miles

Cardiff City Centre – 20.2 miles

M4 J35 Pencoed – 9.6 miles

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



ABOUT THE PROPERTY

Occupying a wonderful plot on the lane leading down to Monknash Beach sits Mill Cottage, dating back over 200 years. This end link charming cottage has generous front and rear gardens and has been well maintained by the current owner.

An entrance porch leads through into the main accommodation with wood-effect flooring and a staircase leads to the first floor with understairs storage cupboard.

The main lounge has exposed pine floorboards and a central feature to this generous reception space is the open fire with original cast iron backplate sat on a slate hearth with stripped pine mantel. There are two deep siled windows which enjoy a lovely outlook over the front garden.

To the rear of the property is the dining/sitting room with a freestanding multi-fuel 'Douvre' burner with quarry tiled backplate and hearth, with oak mantel. This room connects seamlessly through to the kitchen/breakfast room and to the rear hallway. The kitchen has been fitted with a range of bespoke shaker-style wall and base units, with recently upgraded quartz worktops. There is traditional quarry tiled flooring and space is provided for a freestanding gas cooker, plus utilities and undercounter fridge. One cupboard houses the 'Vaillant' gas combi-boiler. From here there is a stable door leading out to a boot room/porch which also provides access out onto the front garden and flagstone paved area.

The rear hallway provides a useful storage cupboard and connects to a ground floor shower/utility room offering a range of base units with work surface space, double Belfast sink along with a single shower enclosure, WC and vanity unit. From the hallway a uPVC door provides access out onto the rear courtyard.

To the first floor, stripped original doors lead to the three sizeable double rooms; each bedroom enjoys splendid Vale countryside views and offer ample space for freestanding furniture.

In the largest bedroom, there is an outlook over farm fields with traditional dovecote. This room has the benefit of its own walk-through dressing area/office space and a 3-piece en-suite shower room.



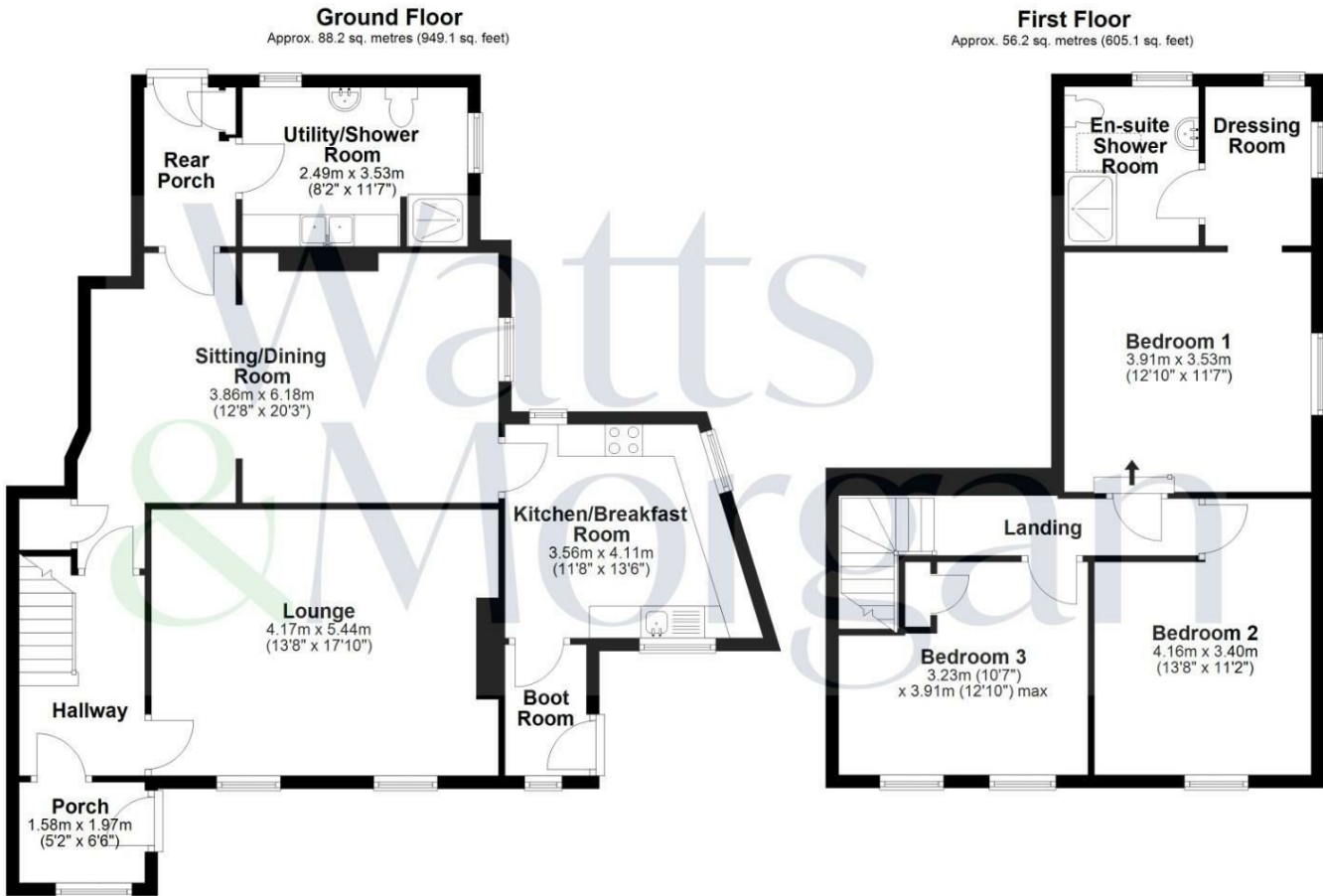
GARDENS & GROUNDS

A large timber gate leads through to the private off-road parking for Mill Cottage. A winding path follows through this south-facing garden, which is predominantly laid to lawn, enjoying an abundance of colourful borders, planted shrubs and evergreens with several tall trees providing good screening from the country lane. This garden is a peaceful and tranquil space to enjoy with its sunny aspect, with original flagstone patio and original stone wall providing a sheltered dining space. Also, greenhouse and a timber storage shed are to remain.

To the rear of the property is a sheltered west-facing garden with paved area and traditional outbuildings to include; a store with power and water, and adjacent log store. This garden also has rear access onto the country lane.

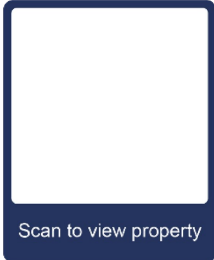
ADDITIONAL INFORMATION

Freehold. Mains services connected. Gas-fired central heating. Superfast broadband connected (FTTP). Private cesspit drainage located to field beyond with legal right of access. Council tax: Band F.



Total area: approx. 144.4 sq. metres (1554.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

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