



Tyla Cottage
Bonvilston, Vale of Glamorgan, CF5 6TQ

Watts
& Morgan



Tyla Cottage

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Guide price: £1,200,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A wonderfully quaint cottage in a most outstanding location to the heart of the rural vale with far reaching southerly views over countryside and as far as north Somerset. The much extended accommodation includes: lounge with bi-fold doors opening to paved patio, dining area opening to the same, traditionally styled kitchen, separate utility room, family sitting room with wood burner stove resting within a deep inglenook style fireplace. Ground floor WC. To the first floor: principal bedroom open to the pitch of the roof with its own en suite shower room, three further double bedrooms, family bathroom and a study/possible 5th bedroom. Outside ample parking, detached double garage, stable block, gardens and paddock, close to 5.5 acres in total.



Directions

Cowbridge Town Centre – 4.5 miles

Cardiff City Centre – 9.3 miles

M4 J33 Capel Llanilltern – 7.8 miles

Your local office: Cowbridge

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Summary of Accommodation

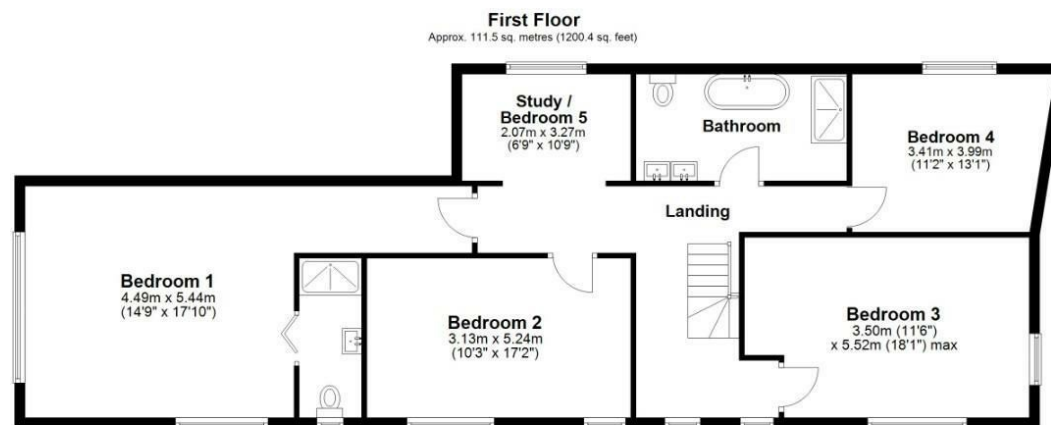
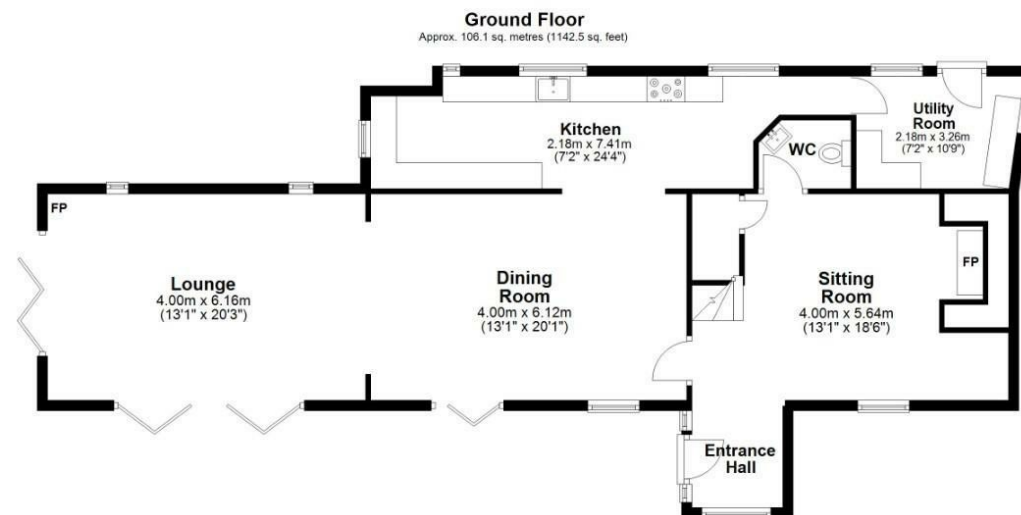
About the property

Tyla Cottage is a unique cottage set to the heart of the Rural Vale of Glamorgan and enjoying quite superb views. This most enviable location enjoys a panoramic aspect in a southerly direction over the Rural Vale onto the Bristol Channel and, to the far distance, to North Somerset. It enjoys a wonderfully peaceful location tucked away from the hustle and bustle of everyday life yet within easy striking distance of Cowbridge and Cardiff.

The property is understood to have been built over 200 years ago and has been significantly extended and more recently sympathetically enlarged to provide additional accommodation. An entrance hallway with flagstone flooring leads into a family sitting room, the oldest part of the property. It has, as a focal feature, wood burning stove raised and recessed on a flagstone hearth within a deep inglenook-style fireplace. It is flanked, to one side, by a deep alcove. Staircase leads to the first floor while one door opens into a ground floor cloakroom/WC; an open doorway links to the dining room with further reception rooms beyond. The dining room and lounge are wonderfully appointed spaces, both having sets of bi-fold doors opening to an especially broad flagstone-paved terrace from which to enjoy the southerly aspect. Wooden flooring to the dining room extends into the lounge and to the kitchen. The family lounge is a cosy room with picture windows / doors and, to one corner, a contemporary 'Opus' wood burning stove. The kitchen features a comprehensive range of units with solid wooden work surfaces and a Belfast' sink. Appliances are to remain including: freestanding range cooker and fully integrated dishwasher. Space remains for a tall fridge freezer. Steps lead up from here to a rear entrance hallway/utility room with space/plumbing for a washing machine, for a dryer and much additional storage; a door connects to the rear of the property.



To the first floor there are four double bedrooms and a study area open to the landing which could, if ever required, become an additional, fifth bedroom. The principal bedroom itself is a dual aspect room from which to enjoy the views; it includes fitted wardrobes and its own en suite shower room with broad shower cubicle, basin and WC. Bedrooms two and three both enjoy the same views with the second bedroom being an especially generous double with its own fitted wardrobe. Bedroom three is a second dual aspect room whilst the fourth, guest bedroom looks to the rear of the property and again has fitted wardrobes. These bedrooms share use of a contemporary family bathroom with a roll top bath and broad, deep shower cubicle.



Total area: approx. 217.7 sq. metres (2342.9 sq. feet)

Garden & Grounds

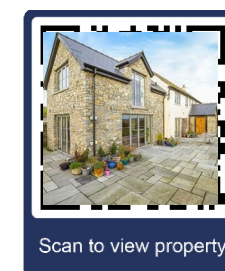
Tyla Cottage is set within a plot of approaching 5½ acres in total, accessed via a track shared with neighbouring properties. A driveway leading solely to Tyla Cottage sweeps past the paddock belonging to the property leads to some parking to the front; the drive continues to the rear of the property and to the extra parking fronting the detached double garage (approx. max 5.5m x 5.2m; in need of attention). Beyond the garage is a two-bay timber stable block (approx. max 6m x 3m; in need of attention). Fronting the property is a wonderfully generous flagstone paved seating area, positioned to make the most of the amazing views. It is accessed from the lounge and the dining room. Gardens and grounds are enclosed, to the main, by fencing and hedging. The gently sloping pasture of just over 4.5 acres enjoys a southerly aspect.

Additional Information

Freehold. Mains electric and water connect to the property. Septic tank drainage. Oil-fired central heating. Council tax: Band G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(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	



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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