



River Cottage, Piccadilly
Llanblethian, Vale Of Glamorgan, CF71 7JL

Watts
& Morgan



River Cottage, Piccadilly,

Llanblethian, Nr Cowbridge, CF71 7JL

Guide Price £1,495,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms
Detached One Bedroom Annexe | Double Garage

Combining a sought-after village location, exceptional views and flexible accommodation, this impressive family home in Llanblethian offers four bedrooms plus a one-bedroom detached annexe. A distinctive property on the edge of Cowbridge, within walking distance to Primary and Secondary schools and St Quentin's Castle.

Dating back to the late 1800s, this original Church Sunday School has been extended over the last 25 years to include; open plan kitchen-dining space to the first floor plus large family lounge with balcony and WC. The ground floor bedrooms are generous sized rooms, with two en-suite shower rooms, a family bathroom and a laundry room. Plus a boot room and entrance hallway.

Landscaped mature, private gardens backing onto the Thaw Valley, large balcony with elevated rural views and double garage with gated driveway.

EPC Rating; D.

Directions

Cowbridge Town Centre – 0.8 miles

Cardiff City Centre – 16.5 miles

M4 Motorway – 10.2 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

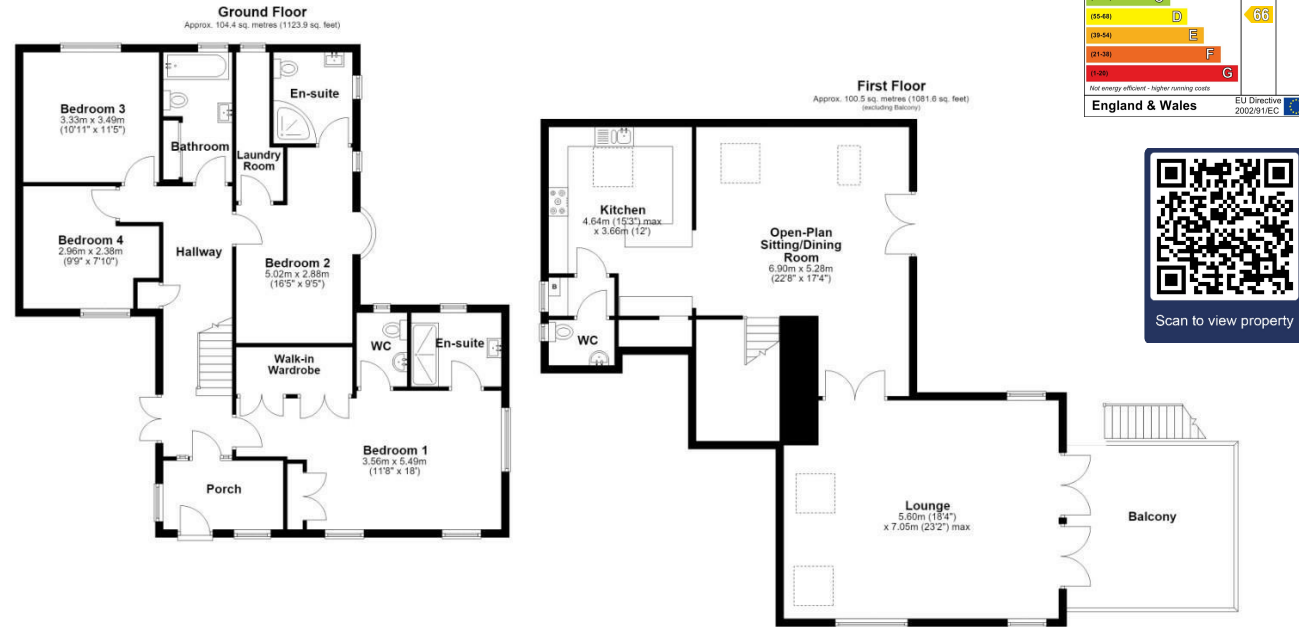
ABOUT THE PROPERTY

Occupying an enviable, private position within the highly desirable village of Llanblethian close to Cowbridge town, this substantial detached residence enjoys superb views over the Thaw Valley and offers a unique upside-down living arrangement designed to maximise its stunning outlook.

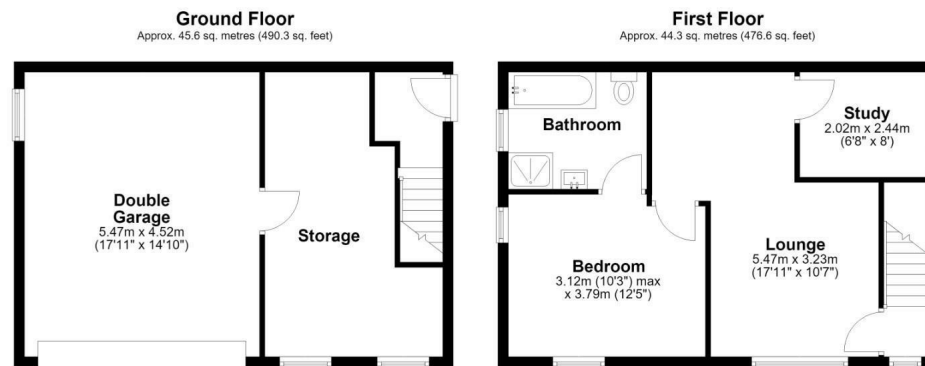
Thoughtfully extended and enhanced by the current owners over the last 25 years, the property provides spacious and versatile accommodation ideally suited to modern family living. The designed layout places the principal reception areas on the first floor, where large windows frame rural vistas, creating light-filled living spaces that make the most of the exceptional setting. This first floor forms the heart of the home, featuring an open plan L-shaped kitchen-dining space. The kitchen has been fitted with a range of contemporary high-gloss units with complementary Silestone work surfaces. A range of integral appliances to remain to include; eye-level 'Bosch' double oven/grill, and touch-screen induction hob. Also an integral larder fridge and wine cooler to remain. There is an exceptionally large walk-in cupboard which has space for a freestanding freezer and additional storage. From this ideal entertaining space, there is a WC which also houses the wall-mounted gas-boiler. To the newest part of this home sits the large family lounge with French doors opening out onto a deep astro-decked balcony positioned over a brook- ideal for al-fresco dining to enjoy the south-westerly aspect. Steps from here lead down to the garden.

At ground floor level, the property offers four generously proportioned bedrooms, complemented by ample storage. The largest bedroom has a range of walk-in wardrobes and a contemporary walk-in double shower enclosure with separate WC. The second largest bedroom also has its own en-suite shower room with luxurious jet/steam shower cubicle, with a useful laundry-utility room positioned here with plumbing for a washing machine. The other bedrooms share use of the 3-piece family bathroom with whirlpool bath. Completing the ground floor is the welcoming hallway with slate tiled flooring and French doors leading to the sheltered front patio, and a spacious boot room/porch area.





Total area: approx. 204.9 sq. metres (2205.6 sq. feet)



Total area: approx. 89.8 sq. metres (967.0 sq. feet)

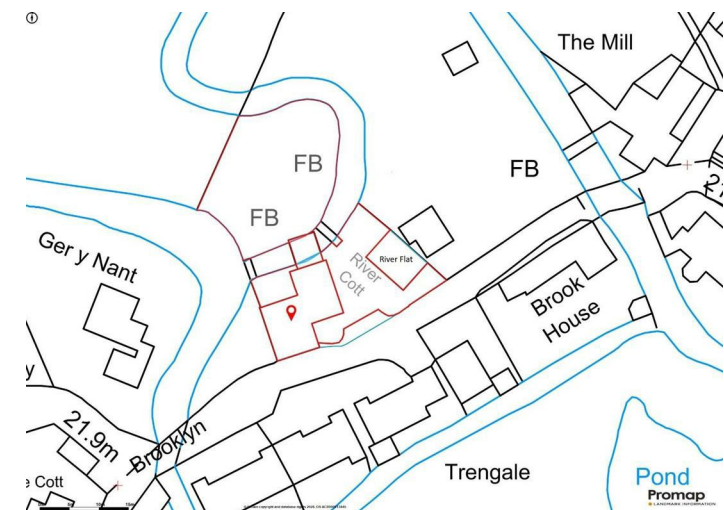
GARDENS AND GROUNDS

Through the winding lane in the centre of Llanblethian village, sits River Cottage approached via electric gates leading to a generous driveway providing parking for six vehicles, in addition to a double garage with electric up-and-over door. Beyond the garage is an additional integral store. The mature gardens and outdoor spaces offer privacy and tranquility, and have been beautifully maintained to include; colourful, well-stocked borders surround a central level lawn, with covered pond as an attractive focal point. Also, a recently built timber summer house offers an ideal space for relaxation, hobbies or entertaining. The main entertaining area is the large balcony, which links to the lounge, offering superb views.

Situated within easy walking distance of the historic St Quentin's Castle, a particular feature of the property is the self-contained one-bedroom annexe, offering excellent income potential or ideal accommodation for extended family members requiring independent living. The annexe comprises an open-plan living space, double bedroom and a 4-piece bathroom suite. With its own central heating boiler (2023) and other services connected to the house, but could be reconnected to form suitable separate accommodation (with approval).

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating (independent gas-boiler to annexe). Council tax band H. Additional insulation to main house for extra sound-proofing and to prevent heat loss.





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**