

High Winds , St. Mary Hill,
Vale Of Glamorgan, CF35 5ED

Watts & Morgan



High Winds , St. Mary Hill,

Vale Of Glamorgan, CF35 5ED

Guide Price £750,000 Freehold

6 Bedrooms | 4 Bathrooms | 3 Reception Rooms
Double Garage

A substantial, detached, family home occupying a generous garden plot of approximately one-third of an acre. Offering exceptionally flexible accommodation with further scope and potential.

With over 3200 sq ft of accommodation to include; three reception rooms, six bedrooms and four bath/shower rooms, with scope to create a self-contained annexe.

Further benefits include; an integral double garage, ample outside space with decking area and lawn enjoying stunning countryside views.

A truly surprising home offering excellent versatility for multi-generational living.

EPC Rating: TBC.







Directions

Cowbridge Town Centre – 4.8 miles

Cardiff City Centre – 23.1 miles

M4 Motorway – 2.4 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk







Summary of Accommodation

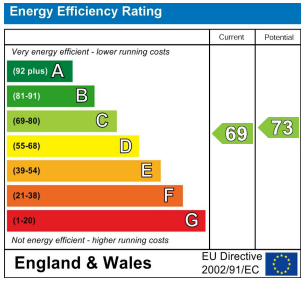
ABOUT THE PROPERTY

Enjoying the most picturesque countryside views, High Winds is neatly tucked away in St Mary Hill offering an exceptionally spacious family home. With a large 0.3 acre plot and versatile accommodation, this property provides excellent potential for further enhancement or multi-generational living.

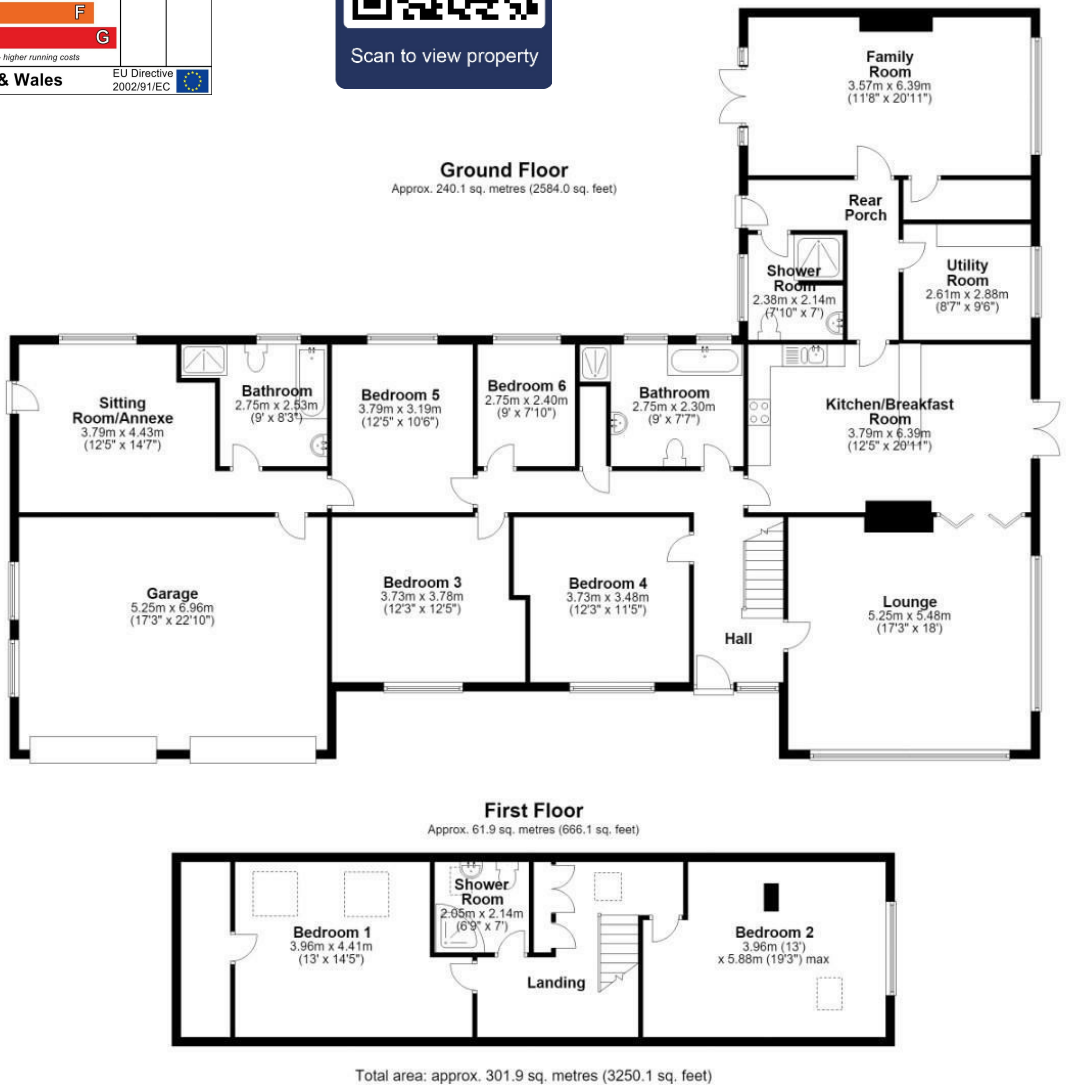
The majority of the accommodation is arranged on the ground floor, where a dual-aspect living room enjoys picture windows to the east and south elevations, flooding the space with natural light, while a wood-burning stove creates a welcoming focal point. Folding doors connect seamlessly to an open-plan kitchen-dining room, with French doors opening out onto a large deck offering an ideal spot for al-fresco dining with amazing countryside views. Beyond the kitchen is a practical utility-laundry room and 3-piece shower room. Also, to this side of the property is a comfortable family sitting room with double doors opening onto the sheltered, west-facing lawned rear garden. This family room enjoys a dual aspect and has a central feature freestanding fireplace.

The western wing of the property comprises a large 4-piece family bathroom and four ground floor bedrooms. The furthest bedroom adjoins an additional living room and bathroom, with its own independent access if desired, creating an ideal self-contained annexe for multi-generational living or guest accommodation.

The first floor provides two further double bedrooms and a central landing area with fitted wardrobes. One room benefits from a generous, wide walk-in wardrobe, while the other enjoys elevated views across the surrounding farmland. These bedrooms are served by a shower room.







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.

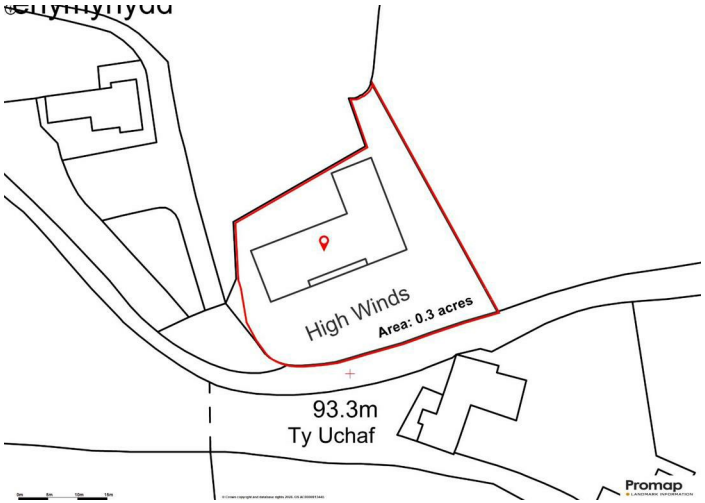
GARDENS AND GROUNDS

High Winds sits on a completely private plot with double gates opening onto a generous driveway providing ample off-road parking and access to the integral double garage. A pathway leads to the principal entrance via an impressive 10-metre-long porch, which enjoys a sunny southerly aspect and offers an ideal sheltered seating area.

The front garden is predominantly laid to lawn and screened from the lane by mature hedging, creating an attractive sense of privacy. The lawn continues around the eastern side of the property, where it meets an extensive decked terrace, perfectly designed for al-fresco dining and outdoor entertaining. To the rear, a further sheltered lawn provides a private and peaceful space for relaxation or family enjoyment.

Additional Information

Freehold. Mains electric and water connect to the property. Oil-fired central heating. Private cesspit drainage. Solar panels to the south-facing aspect (more information available on request).





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