



West House, 32 Westgate
Cowbridge, Vale of Glamorgan, CF71 7AR

Watts
& Morgan



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Guide price: £1,600,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

An exceptional, handsome town house in a most enviable part of Cowbridge, being located a level walk from the town centre and having a south facing, enclosed rear gardens. Offering especially spacious living accommodation and including: stunning kitchen/living/dining space opening to the rear garden, principal bedroom suite with en-suite bathroom, dressing area and bedroom. 2 further double bedrooms and bathroom to the first floor with additional bedroom suite to the top floor including bedroom area, shower room and sitting space. South facing gardens to the rear leading to Coach House with first floor 1 bed self contained apartment with ground floor gym, sauna and wet room, triple garage with parking.

Directions

Cardiff City Centre – 13 miles

M4 J35 Pencoed - 7.4 miles

Your local office: Cowbridge

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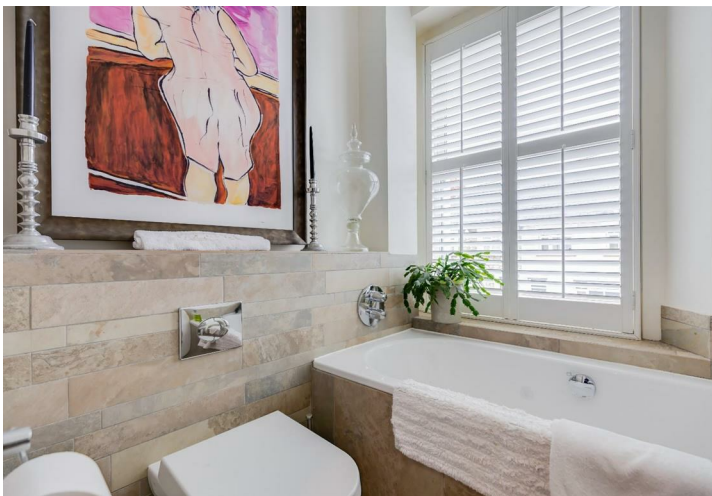


Summary of Accommodation

About the property

West House is a most handsome property located to the western end of Cowbridge being a level walk from the town centre and enjoying a most enviable south facing garden to the rear. In recent years the property has been significantly extended and, of late, has been further improved to offer an exceedingly stylish town residence retaining immense character. From the front paved garden area, a door leads into the ground floor hallway. This impressive hallway is a generous space with staircase leading to first floor and doors leading to the principal living rooms. An additional door opens to a cloakroom and to a neat study/storage area with utility room and kitchen beyond. The living rooms comprise interconnecting rooms, the principal space looking onto Westgate with there being additional seating / dining areas flowing through to a most excellent kitchen/dining/space, the newest addition to the property and running almost the width of the plot. This multi-purpose space is open to the pitch of the roof and features a distinct kitchen area with impressive island / breakfast bar with ample room remaining for additional dining and seating areas. Doors open from here to the south facing courtyard gardens. Just off the kitchen/living/dining space is a neat study and larder area with thoughtfully crafted storage and bespoke desk/study space, beyond which is a utility room with backdoor and a door leading through to the kitchen. The kitchen itself includes a great range of units with appliances, where fitted, to remain including Miele hob, twin ovens, integral larder fridge and dishwasher.

To the first floor, the principal bedroom suite looks to the rear of the property and enjoys a southerly aspect. It includes a bedroom area opening to a great dressing space. A dressing area connects the bedroom to the en suite bathroom with its bath, shower and twin hand basins resting within a marble surface. There are 2 additional double bedrooms to the first floor, both looking onto Westgate and both flanking a stylish bathroom. A second floor guest suite features a landing seating area off which is a contemporary shower room and a generous double bedroom enjoying a southerly aspect. This could be used as a self-contained bedroom suite if needed.

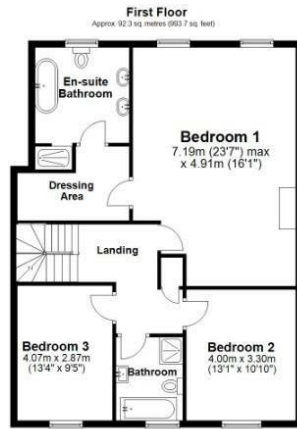
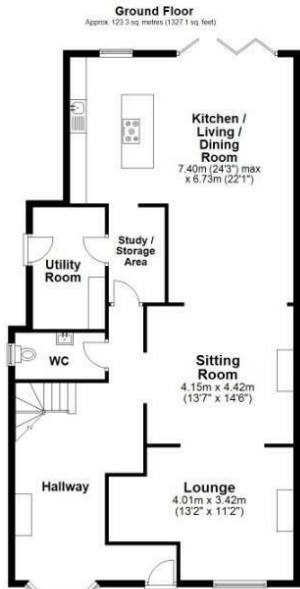


Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: Band G

Garden & Annex

The rear of the property enjoys a wonderful southerly aspect and will catch the sun as the day progresses. A flagstone paved courtyard area is accessible directly from the kitchen/living/dining space and provides the ideal area for alfresco living and dining. This most thoughtfully considered space has rendered walls carefully planted with a range of evergreen foliage; a path leads through a gated entrance to a further paved and lawned area towards the far end of the garden. From this second garden space there is access into the garage; into the gym / sauna; and into the annex. The garage runs the width of the plot is sub-divided to create 2 separate but interconnecting bays. Both of these spaces are accessible from the rear former cattle market site. The garages have ample room for up to 3 cars with additional concreted hardstanding / parking in front. To the ground floor, there is in addition, a useful gym space with sauna and wet room off. A separate lobby area gives access to a staircase leading to the first floor annex. This wonderfully neat space could be used for independent living. It provides a great, open plan kitchen/living/dining space (including fitted kitchen) and double bedroom with its own en suite shower room.



Total area: approx. 386.3 sq. metres (4158.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	70	
(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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