



Gwddi Hw, Trerhyngyll,
Nr Cowbridge, Vale of Glamorgan, CF71 7TN

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7TN

Guide price: £895,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A beautifully presented and deceptively spacious 3 bedroom detached cottage, thoughtfully extended to create a charming family home of 2605 sq ft in a peaceful semi-rural setting. Occupying approximately 0.25 acres, the property offers versatile accommodation including three double bedrooms, a stunning open-plan kitchen/living space with Rayburn, characterful reception rooms, ample parking, and beautifully maintained gardens with productive vegetable beds, orchard and open countryside views to the rear.

EPC rating: D64

Directions

Cowbridge Town Centre – 2.6 miles

Cardiff City Centre – 13.3 miles

M4 J34 Miskin – 6.1 miles

Your local office: Cowbridge

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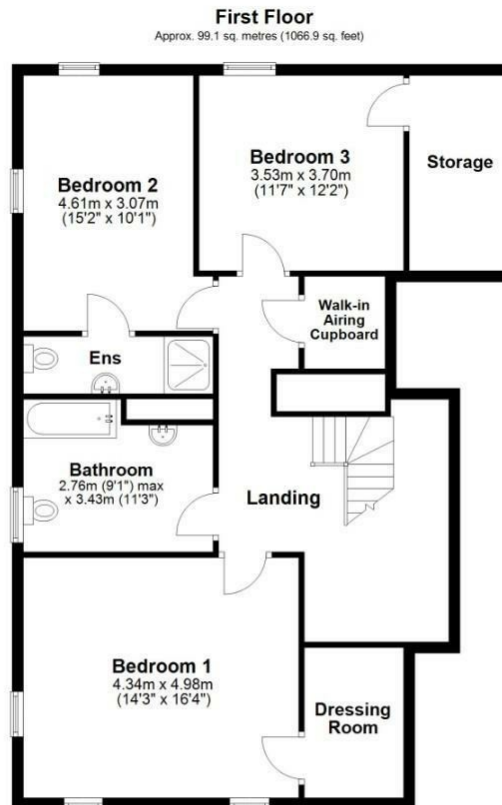
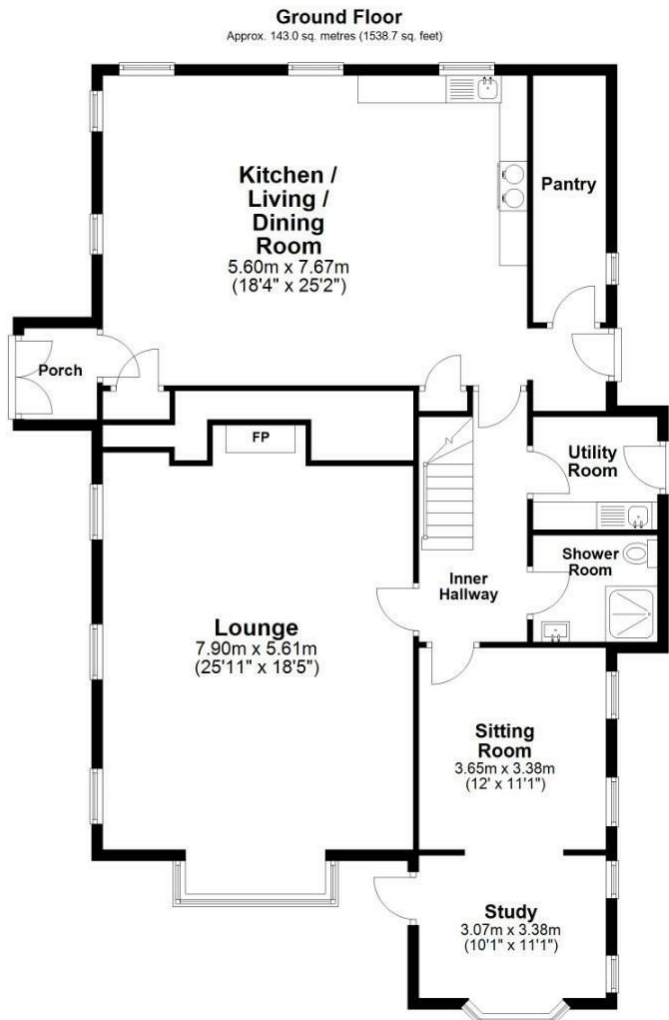
Summary of Accommodation

About the property

A delightful cottage, created from the original four walls of an older property and significantly extended with great care and consideration, offering a deceptively spacious and characterful family home. Occupying a generous plot of approximately a quarter of an acre, the property enjoys a wonderful semi-rural setting with beautifully maintained gardens and open farmland to the rear. Extending to approximately 2600 sq ft of accommodation, this inviting home successfully combines period charm with practical modern family living. The heart of the home is the impressive open-plan kitchen and living space, centred around a traditional two-oven Rayburn stove. A comprehensive range of fitted units is complemented by an electric oven, integrated fridge and dishwasher, all of which are included within the sale. The room comfortably accommodates a substantial dining table, currently seating up to twelve guests, making it ideal for both everyday family life and entertaining. Leading directly from the kitchen is a walk-in pantry, fitted with an extensive range of shelving and white goods, while a separate utility room provides space and plumbing for both a washing machine and tumble dryer. An inner hallway provides access to the first floor and connects the principal reception spaces. The family lounge occupies what was originally the largest section of the cottage and is rich in character, featuring reclaimed timber beams and a striking inglenook fireplace with oak mantel. At the opposite end of the room, a large picture window frames delightful views across the flagstone terrace, immaculate lawn and neighbouring farmland beyond. Two additional interconnecting ground-floor reception rooms offer exceptional flexibility and are currently utilised as a sitting room and study, the latter benefiting from a fitted desk and matching bookshelves. Both rooms enjoy attractive garden views through large picture windows, while a door provides direct access to the terrace. Together, these rooms could readily be adapted to provide additional bedroom accommodation if required.



The first floor offers three exceptionally generous double bedrooms. The principal bedroom benefits from a range of fitted wardrobes and a walk-in dressing area. A further spacious double bedroom enjoys fitted storage and easy access to useful eaves space, while the remaining bedroom is also of an excellent size with its own en suite shower room / wc. Completing the accommodation is a traditional family bathroom featuring a panelled bath, wash basin set within a marble-topped vanity unit, and an extensive range of fitted storage and shelving. Outside, the property is set within mature and beautifully maintained gardens extending to approximately a quarter of an acre. A flagstone-paved terrace provides an ideal setting for outdoor dining and entertaining,



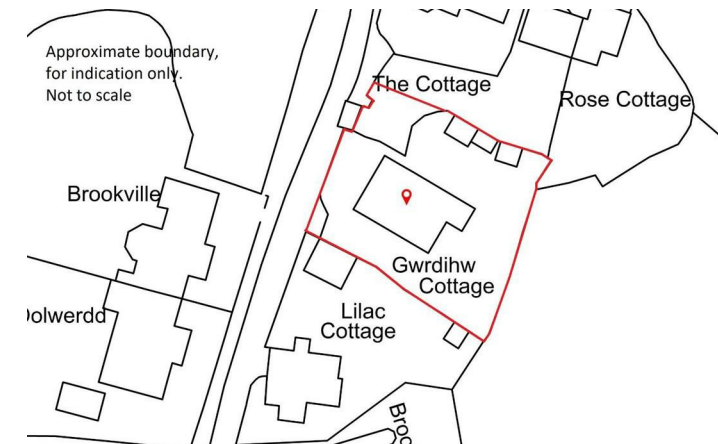
Total area: approx. 242.1 sq. metres (2605.6 sq. feet)

Garden & Grounds

Occupying an immaculately maintained plot extending to approximately 0.25 acres, the property enjoys attractive and well-established gardens together with excellent parking facilities. Approached from the village lane, a wide off-road parking area provides space for at least three vehicles. Timber gates open into the charming front courtyard garden and entrance porch, while a second set of broad timber gates provides additional vehicular access and parking directly in front of Gwdi Hw. A separate gated entrance leads to the rear of the property, providing convenient access to the rear gardens and back doors. The beautifully tended gardens include a south-facing paved courtyard garden and an attractive flagstone terrace, ideal for outdoor dining and entertaining. To the rear of the house are productive raised vegetable beds, a 'Hartley Botanic' greenhouse, and two timber outbuildings, comprising a garden store and a workshop.

Additional Information

Freehold. All mains services connect to the property. Gas-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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