



Church Hall House, Cowbridge Road
St Nicholas, Vale of Glamorgan, CF5 6SH

Watts
& Morgan



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£425,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A one-of-a-kind Grade II listed home in the heart of St Nicholas. Church Hall House blends historic charm with modern convenience and sits within the highly sought-after Cowbridge Comprehensive School catchment. Original features such as church hall doors, herringbone flooring, and a working fireplace add rich character throughout.

This unique and beautifully maintained three-bedroom property includes multiple reception rooms, a stone-floored kitchen, a peaceful private garden, and an infrared sauna. With excellent public transport links, including the X2 bus service offering direct routes to both Cardiff and Cowbridge, the location is as convenient as it is desirable.

Church Hall House is a rare opportunity to own a piece of history in a thriving and well-connected village—early viewing is highly recommended.



Directions

Cowbridge Town Centre – 6.6 miles

Cardiff City Centre – 9.8 miles

M4 Motorway J33 – 5.9 miles

Your local office: Cowbridge

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Summary of Accommodation

About the Property

Steeped in history and bursting with character, Church Hall House is a truly unique Grade II listed home located in the heart of the charming village of St Nicholas. Once the local church hall, this special property has been thoughtfully converted to retain its original features while offering comfortable modern living.

Step through the striking original church hall doors into a spacious porch, complete with built-in shoe storage. The welcoming hallway leads into a bright and airy living room, where natural light pours in and highlights the beautiful original herringbone wood flooring.

A second sitting room offers a cosy retreat and features a working fireplace—ideal for relaxing evenings. There's an additional versatile reception room which would make an excellent playroom, formal dining area, or home office. A well-appointed downstairs bathroom includes a three-piece suite with a bath.

The kitchen is full of rustic charm, with a beautiful stone floor that flows into the adjacent pantry space. It comes equipped with an integrated fridge and separate freezer, a single oven, and a gas hob. A rear access door leads directly to the garden.

Upstairs, a galleried landing with a Velux window brings in plenty of natural light. The home offers three generous double bedrooms, all tastefully decorated. Two of the rooms feature fitted wardrobes, while the principal bedroom boasts an impressive addition: a home infrared sauna, which is included with the sale.



Garden & Grounds

To the rear of the property is a private tiered lawned garden, surrounded by mature trees offering a sense of peace and seclusion. Two garden storage areas provide practical space for tools and outdoor equipment. The rear garden is perfect for entertaining or simply enjoying a moment in nature.

Off-road parking is available with a private driveway that comfortably accommodates one vehicle—a rare advantage in such a historic setting.

Additional Information

Freehold. All Mains Connected. Grade II listed building. Council Tax Band G.



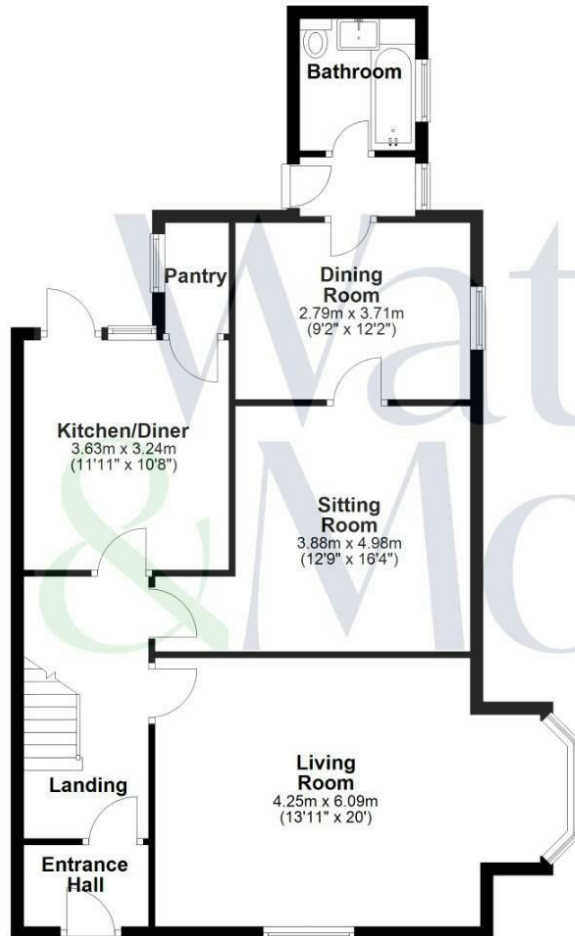
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property

Ground Floor

Approx. 83.2 sq. metres (895.5 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 142.5 sq. metres (1533.5 sq. feet)

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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