



Beech House, Penylan,
Nr Cowbridge, Vale of Glamorgan, CF71 7RY

Watts
& Morgan



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Guide price: £599,950 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A detached, four bedroom family home in this hamlet close to Cowbridge with unrivalled southerly views over open fields and farmland. The accommodation is move-in ready yet it has considerable scope to further improve and extend (subject to any appropriate consents). Living room with wood burner, contemporary kitchen/breakfast room opening to conservatory from which to enjoy the views, multi-use dining room second sitting room. Also ground floor WC/utility room. To the first floor: four bedrooms and a modern bathroom suite with bath and separate shower cubicle. Principal bedroom with own balcony from which to enjoy the picturesque scenery. Driveway parking and double garage. Patio area leading, in turn, onto terraced lawns and to a larger lawn and wildlife pond.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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Summary of Accommodation

Title Here

Beech House is located in this much sought after hamlet, in an elevated position and enjoying enviable views over the Upper Thaw Valley in a southerly direction towards Cowbridge and, to the very far distance, the North Somerset coast. The property itself is understood to have developed from a Quarryman's cottage, being significantly extended in the mid 1980's and further improved of late. The surprisingly generous accommodation and the views both need to be viewed to be fully appreciated. From the driveway, a doorway leads into the conservatory with its polycarbonade roof, double glazed windows with centrally positioned doors looking out over, and opening onto, a paved patio from which to enjoy the southerly aspect. A central hallway, accessed from the conservatory, has doors lead to the living room, to the dining room, to the kitchen and to a cloakroom/utility room. The family lounge runs to the front of the property with sliding doors and an adjacent window looking out over, and opening on to, a partly flagstone paved patio. This generous room includes a 'Woodwarm' wood burning stove recessed within a chimney breast resting on flagstone hearth. The dining room – a sizeable, adaptable second reception room – has a window to the side elevation and includes the staircase, to one corner, leading to the first floor bedrooms. A neat cloakroom includes a WC, a sink and space / plumbing for a washing machine. The kitchen is a stylish, contemporary space fitted with a good range of modern units with solid wooden work surfaces. Appliances, where fitted, are to remain and include: electric hob, oven, microwave and fully integrated fridge, freezer and slimline dishwasher. Ample room remains for a dining table. Sliding doors open from the kitchen/breakfast room into the conservatory.

To the first floor the landing area has doors leading to all bedrooms and to the family bathroom. The principal bedroom has it's own balcony and enjoys the commanding views over the whole area in a southerly direction. Of the three other bedrooms, two of these are good doubles, the fourth bedroom a generous single. They all share use of a contemporary family bathroom with a bath and separate corner shower cubicle.

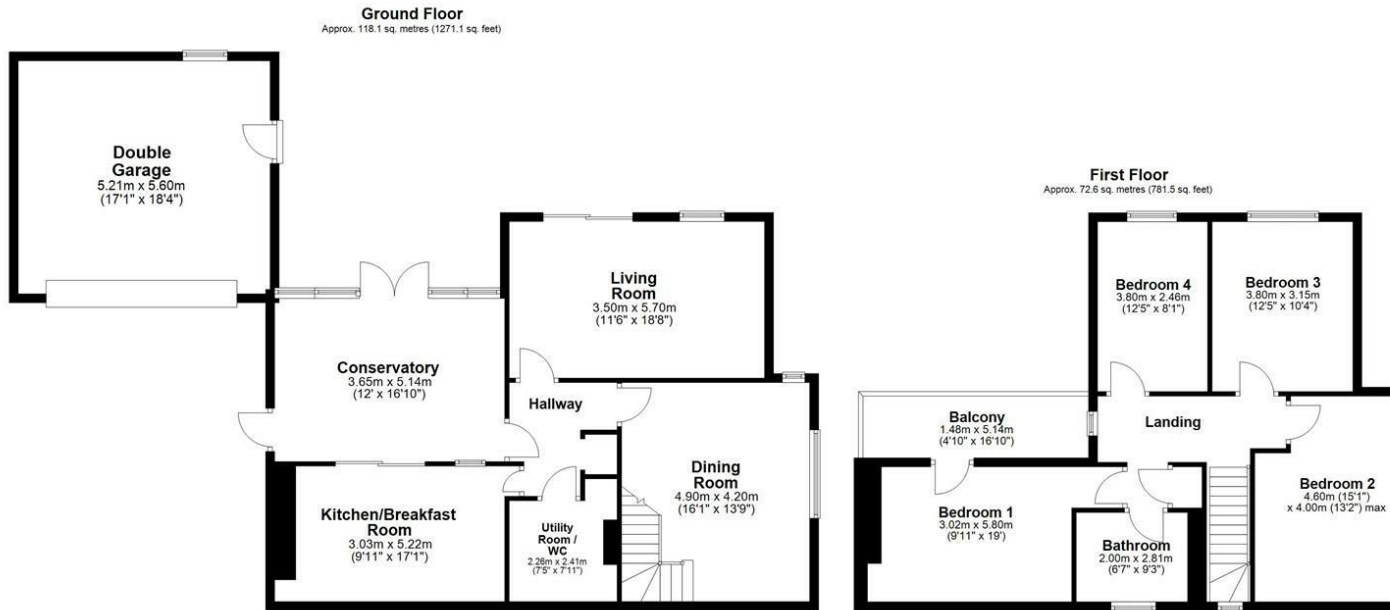


Additional information

Freehold. Mains electric and water connect to the property. Septic tank drainage. Oil fired central heating. Council tax: Band H

Garden & Grounds

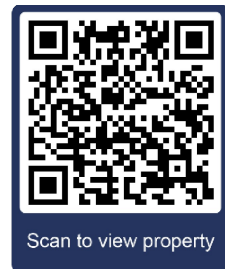
From the lane that enters the village, a broad pull-in parking area fronts the garage. This, in turn, leads into the garage via a sectional roller shutter door. Garage itself has power connected and eaves storage with an internal door leading into the garden. A door from the driveway opens into the conservatory itself. The gardens for the property lie to the southern side of Beech House. There is a broad paved patio area accessed from the conservatory and from the family lounge from which to enjoy the commanding views. Steps lead down from here to terraces of lawn and continues to a final larger area of lawn sheltered by trees in part and encircling an ornamental fishpond. The gardens and grounds are approaching 1/5th of an acre in total



Total area: approx. 190.7 sq. metres (2052.6 sq. feet)



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	32	
(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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