



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 retains the character of its historic origins while embracing modern comfort and design. The welcoming entrance hall sets the tone for the home — a bright and spacious area with a feature staircase rising to the upper floors. From here, doors lead to the principal reception rooms, including an interconnecting series of elegant living spaces overlooking Westgate. These versatile rooms flow effortlessly through to a magnificent open-plan kitchen, dining, and living area — the most recent addition to the property and extending across almost the full width of the plot.

This striking room is open to the pitch of the roof and features a superb fitted kitchen with a large central island and breakfast bar, ideal for both entertaining and everyday living. The kitchen includes a comprehensive range of units and quality integrated appliances, including Miele twin ovens, hob, larder fridge, and dishwasher. The space is filled with natural light and opens directly onto the south-facing courtyard garden, creating a seamless indoor-outdoor connection.

Adjacent to the kitchen is a thoughtfully designed study and larder area with bespoke cabinetry and a fitted desk, leading through to a well-equipped utility room with back door access.

The first floor hosts a luxurious principal suite overlooking the garden. This impressive space includes a generous bedroom, dressing area, and a beautifully appointed en suite bathroom with bath, separate shower, and twin basins set within marble-topped cabinetry. Two further double bedrooms enjoy views to the front and share a stylish family bathroom.

On the second floor, a guest suite offers a private retreat with landing seating area, contemporary shower room, and a spacious double bedroom with a southerly aspect — ideal as an independent guest or teenager's suite.



Additional information

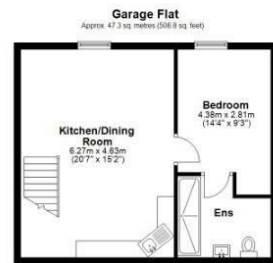
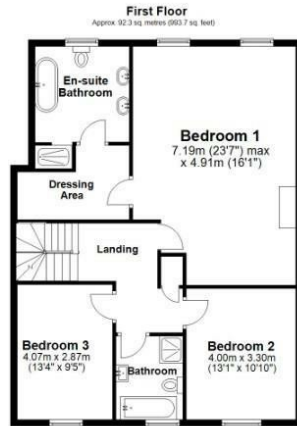
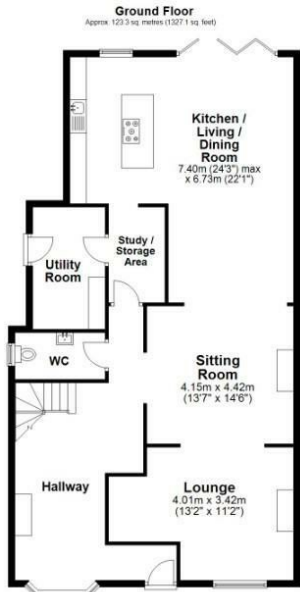
Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: Band G

Garden & Annex

To the rear, West House enjoys a delightful south-facing garden, carefully designed for low-maintenance elegance and year-round enjoyment. Directly accessible from the main kitchen and living area, the paved courtyard offers an ideal setting for alfresco dining and relaxation, bordered by rendered walls and evergreen planting. A gated pathway leads through to a further lawned and paved garden space at the far end of the plot, providing an additional private seating area.

Beyond the garden lies the impressive Coach House, which incorporates a large garage complex extending the width of the plot and subdivided into two interconnecting bays with space for up to three vehicles, as well as additional parking on the concreted forecourt.

The ground floor also includes a gym with sauna and wet room, offering superb leisure facilities, while a separate lobby and staircase lead to a self-contained first-floor apartment. This charming annex features an open-plan kitchen, living, and dining area, together with a double bedroom and en suite shower room — ideal for guests, extended family, or independent living.



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		
(55-68)	D	70	
(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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