

Tyle Cottage, Penllyn,

Nr Cowbridge, Vale of Glamorgan, CF71 7RQ

Watts & Morgan



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Guide price: £715,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A beautifully extended and thoughtfully modernised character cottage with 4 / 5 bedrooms, set within one of the Vale's most sought-after villages. Offering deceptively spacious and highly adaptable accommodation, this charming home perfectly blends period character with modern family living. The ground floor features a welcoming living room and separate family room, both with wood-burning stoves, alongside a superb kitchen/dining room with adjoining utility room. A versatile study/playroom provides the option of a fifth bedroom if required. Upstairs, the impressive principal bedroom benefits from a dressing area and en suite shower room, complemented by three further generous double bedrooms and a stylish contemporary family bathroom with both a bath and separate shower. Outside, the property enjoys sheltered, beautifully arranged gardens with lawns and paved seating areas designed to make the most of the sun throughout the day. Off-road parking and a double garage complete this exceptional village home.







Directions

Cowbridge Town Centre – 2.2miles

Cardiff City Centre – 14.9 miles

M4 J35 Pencoed – 4.2 miles

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Summary of Accommodation

About the property

A beautifully presented and deceptively spacious character home, offering an exceptional blend of period charm and contemporary family living. Arranged around a welcoming central hallway, the versatile accommodation includes an impressive open-plan kitchen/dining room, superbly appointed with quality wooden cabinetry, marble work surfaces and a striking La Canche range cooker, together with a utility area and garden access. Three generous reception rooms provide flexible living space, including a characterful lounge and separate sitting room, both featuring wood-burning stoves, while a further study/family room offers an ideal home office or playroom.

The first floor boasts four excellent double bedrooms, all retaining original character with exposed timber floorboards. The principal suite benefits from a walk-in dressing room and stylish en suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom featuring travertine limestone tiling, a roll-top bath and separate walk-in shower. Combining timeless character with high-quality finishes throughout, this is an outstanding family home ideally suited to modern village living.

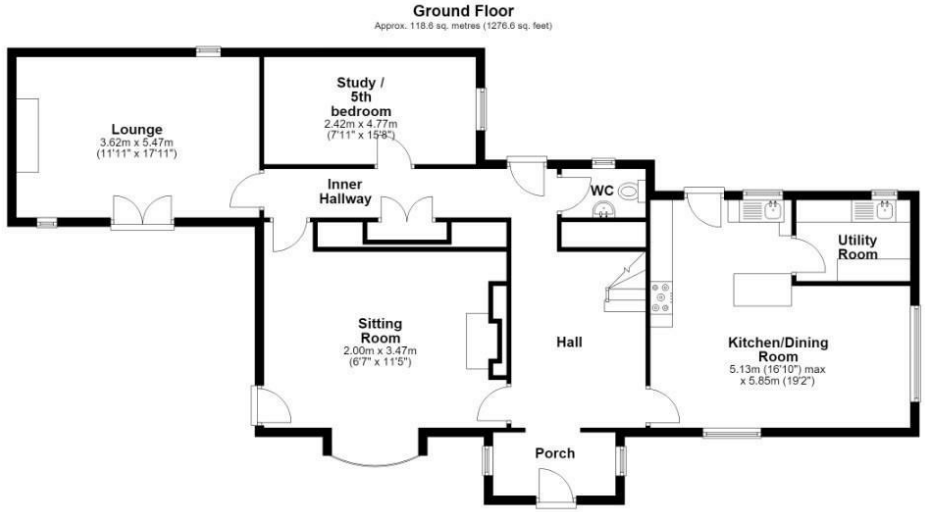
Additional information

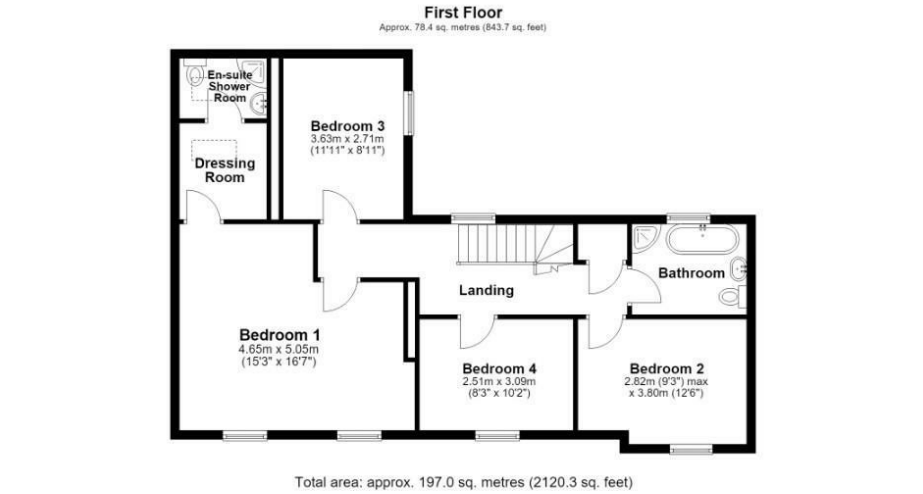
Freehold. Mains electric, water and drainage connect to the property. LPG-fired central heating. Supplementary hot water solar cells. Council tax: Band H

Garden & Grounds

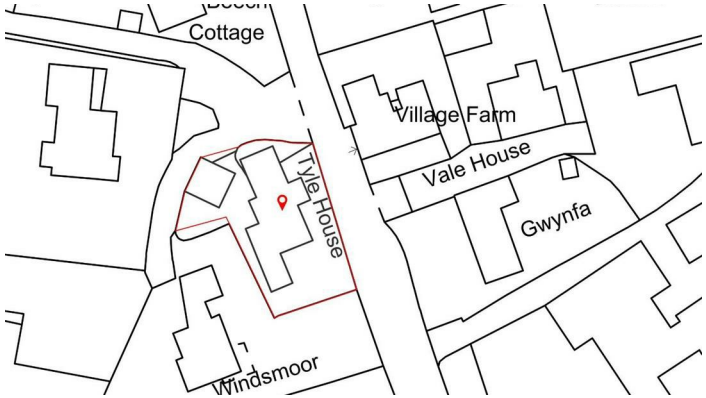
Occupying an elevated position within a surrounding plot, Tyle Cottage enjoys a great degree of privacy and seclusion while remaining one of the village's landmark character homes. Set back from the road, the property is approached via an attractive pathway through the front garden, while a sweeping driveway leads to an off road parking area fronting a detached double garage with electric remote-controlled door, power, and useful eaves storage.

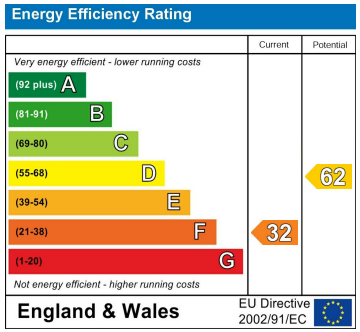
To the rear, the driveway continues to a beautifully secluded 'secret' garden, providing a peaceful retreat. Additional landscaped gardens can be accessed directly from both the lounge and family sitting room, where sheltered paved terraces offer ideal spaces for outdoor dining and entertaining. Surrounded by well-tended lawns and fragrant planting including jasmine, honeysuckle and designer roses, the gardens provide an idyllic setting to enjoy throughout the seasons.





Total area: approx. 197.0 sq. metres (2120.3 sq. feet)





Scan to view property

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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