



Glenview , St Hilary,
Nr Cowbridge, Vale Of Glamorgan, CF71 7DP

Watts
& Morgan



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Offers In Excess Of £1,000,000 Freehold

5/6 Bedrooms | 4 Bathrooms | 3 Reception Rooms

A substantial five/six bedroom residence nestled in the highly sought after Vale Village of St. Hilary.

This detached property offers over 4,000 sq ft of accommodation to include; entrance hallway, lounge, dining room with French doors, library with bathroom / guest suite, open plan brand new quality kitchen/breakfast room leading into conservatory, plus large utility.

Principal bedroom with en-suite bathroom to the ground floor, four further double bedrooms to the first floor and two bathrooms.

South-facing lawned grounds set in approx. one acre surrounded by countryside views; triple garage and large private driveway.

Viewing highly recommended to appreciate the peaceful setting.

Cowbridge School Catchment. No ongoing chain. EPC Rating; D.

Directions

Cowbridge Town Centre – 2.3 miles

Cardiff City Centre – 14.5 miles

M4 Motorway – 7.8 miles

Your local office: Cowbridge

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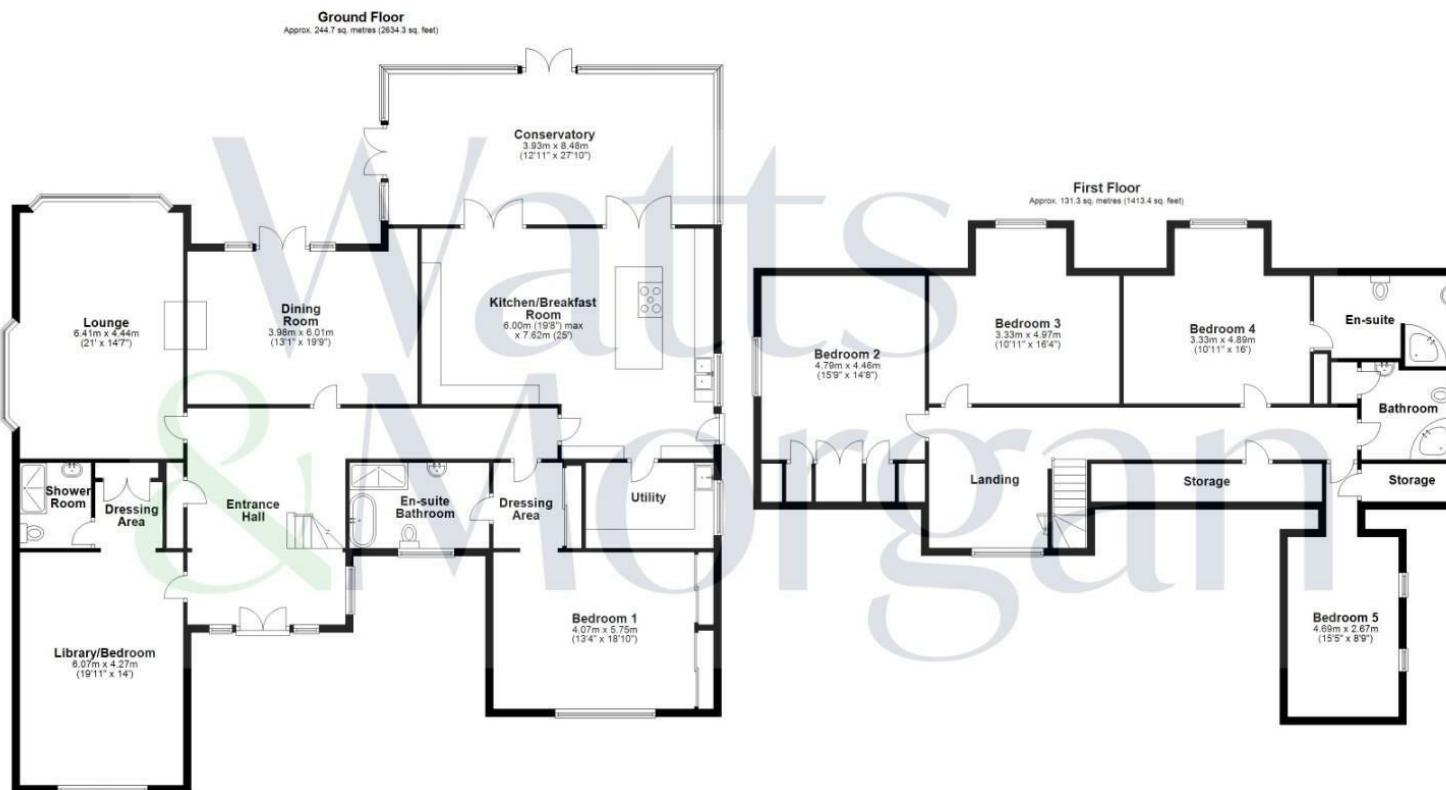
Summary of Accommodation

ABOUT THE PROPERTY

- * A pillared porch with double doors opening through into the large hallway providing a staircase to the first floor. The hallway offers a large storage cupboard and floor to ceiling windows overlooking the front garden.
- * The lounge is a light-filled reception room enjoying views over the gardens with two broad bay windows. A central feature to the room is the Minster fireplace with living flame gas fire.
- * Adjacent to the lounge is the dining room with another Minster fireplace with gas fire and French doors leading out onto the rear patio area.
- * The open-plan kitchen/breakfast room has been fitted with a brand new quality shaker kitchen offering a range of wall and base units, with central island enjoying quartz stone work surfaces. A range of Neff appliances to remain to include; induction hob with built-in extractor fan, dishwasher and two double ovens with grill. Also, a dual Belfast sink, triple wine rack and large wine cooler to remain. This kitchen has been recently opened up into the original sitting room, and has created a superb family/entertaining space. A composite barn door provides access onto the side courtyard and an additional door leads into the utility room with washing machine, tumble dryer and fridge/freezer to remain. The conservatory has 'Porcelanosa' tiled wood-effect flooring and French doors open onto the south-facing gardens.
- * To the front of the property is a library offering a range of fitted bookcases. This versatile room could, if necessary, be utilised as a ground floor guest room with its own en-suite bathroom.
- * To the eastern side of the ground floor is the principal bedroom which is a superb double room with broad front-facing window. A dressing area offers a range of freestanding mirrored wardrobes to remain and leads into a 4-piece en-suite bathroom with whirlpool bath and separate shower cubicle.



- * To the first floor, a generous landing provides a reading area and benefits from a fully boarded walk-in eaves storage cupboard with lighting.
- * Four double bedrooms are offered to the first floor, each room with fitted wardrobes – three of which have far-reaching south-facing countryside views. One bedroom with a traditional en-suite bathroom.
- * Further on offer is a 3-piece family bathroom with corner bath.



Total area: approx. 376.1 sq. metres (4047.8 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.

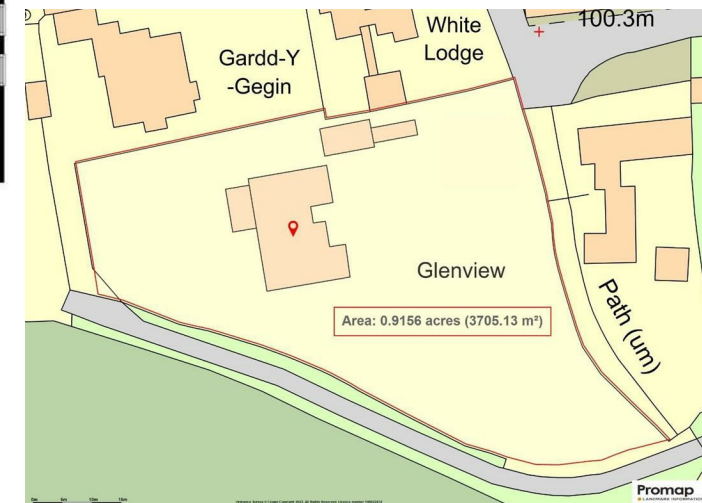
GARDENS AND GROUNDS

* Glenview is approached off a private quiet lane onto a sweeping chipping driveway providing ample off-road parking, leading to a triple garage with electric remote controlled doors, loft storage space and full power supply.

* The grounds equate to just under one acre with the majority of the wrap around garden laid to lawn, and offering an abundance of evergreen borders and trees. To the rear, a patio area, accessed from the conservatory, provides a stunning view across open countryside and farmland offering a private and tranquil place to enjoy al-fresco dining. An additional courtyard is located to the northern side of the garden which catches the morning sun.

ADDITIONAL INFORMATION

Mains electricity and water. Recently installed oil central heating. Private cesspit drainage. Council tax band H.



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		





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