



**Woodlands Cottage, Llandough,
Nr Cowbridge, CF71 7LR**

**Watts
& Morgan**



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Offers In Excess Of £700,000 Freehold

**3 Bedrooms : 2 Bathrooms : 2 Reception Rooms
1 Bedroom Self-Contained Annexe**

A truly delightful detached Cottage located in an enviable position overlooking beautiful countryside in Llandough. With a self-contained one bedroom detached annexe with its own garden and parking. Conveniently located for Cowbridge town centre and Cowbridge Comprehensive School. Accommodation comprises; entrance hallway, lounge with open fire leading into kitchen/diner, sunroom, two ground floor bedrooms and a 4-piece family bathroom. First floor with principle bedroom plus shower room. Providing driveway parking to the Cottage and carport to the Annexe. Exceptionally manicured wrap-around gardens with far-reaching countryside views. Viewing highly recommended to appreciate the generous plot on offer and its surroundings. EPC Rating; 'G'.

Directions

From our Cowbridge Office, travel along Eastgate and at the traffic lights turn right onto St Athan Road. Pass out of Cowbridge, down the steep hill and as the road begins to rise again take the right hand turn signposted for Llandough. Travel over the river bridge, up the hill and bear left into Woodland Cottage gated driveway.

- Cowbridge Town Centre 1.6 miles
- Cardiff City Centre 16.8 miles
- M4 (J33) 12.3 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * A winding pathway from the enclosed lawn frontage leads to a central entrance doorway which opens through into the hallway with staircase to the first floor.
- * The lounge offers a traditional feature open fire set on a slate hearth with timber mantel and two deep-sill shuttered windows overlook the front garden.
- * The lounge opens into the kitchen/dining room which offers truly exceptional countryside views across open fields; an ideal place to sit for dining. A stable door leads out to rear access and driveway parking. The kitchen has been fitted with a farmhouse cream shaker-style range of wall and base units with granite overlay surfaces and co-ordinating central island. Offering a range of integral appliances to include; fridge/freezer, slimline dishwasher, washing machine and a 'Belling' freestanding gas range cooker (to remain).
- * From the cosy lounge, steps lead down into the sunroom with original exposed stone wall and French doors open onto the gardens. A lovely reception room providing a peaceful place to enjoy the beautiful countryside views.
- * There are two bedrooms to the ground floor; one is currently utilised as a home office with understairs storage cupboards housing the gas boiler, and the other as a double bedroom.
- * Both bedrooms have shared use of the 4-piece ground floor family bathroom with separate shower and bath.
- * To the first floor is a spacious landing with seating area and airing cupboard with access into a 3-piece shower room.
- * To the end of the landing lies the principle bedroom which is a superb double room with vaulted ceiling and two deep-sill windows to the front aspect. This bedroom benefits from two walk-in closets providing useful storage.

ADDITIONAL INFORMATION

- * Main house : Mains water and electricity. LPG gas central heating. Cesspit drainage. Council Tax Band: 'F'.
- * Annexe : Mains water and electricity. Electric heating with underfloor heating to shower rooms. Drainage TBC.
- * Approved planning permission (lapsed 2023) to extend to create two further bedrooms and increase living accommodation: 2013/00254/FUL.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

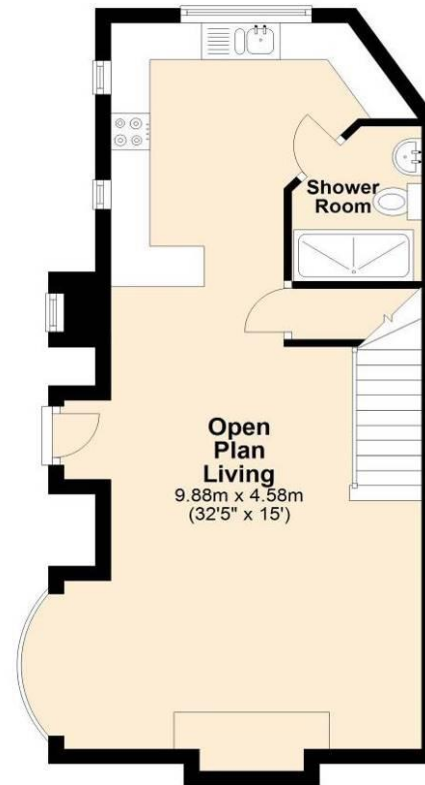


SELF-CONTAINED ANNEXE

- * Adjacent to the main house and across the front lawn into a separate gated garden, lies the one bedroom self-contained annexe, finished to a very high standard and offers immaculate presentation throughout.
- * Originally a detached stone stable block which has been tastefully renovated to offer use as an annexe/holiday use with its own carport with parking and additional side parking - totalling parking for 2/3 vehicles.
- * Access through the rear courtyard garden into the property with open-plan living/kitchen. To the living area is a central feature log burner set on a flagstone hearth with oak mantel. An exposed oak staircase leads to the first floor landing with understairs storage cupboard.
- * Beautiful flagstone flooring leads into the kitchen/diner which has been fitted with a range of contemporary wall and base units with marble-effect work surfaces wrapping around into a breakfast bar area. Offering a range of appliances to remain to include; fridge/freezer, oven/grill, microwave combi, 4-ring induction hob, slimline dishwasher and washing machine.
- * Adjacent to the kitchen is sleek 3-piece shower room with under-floor heating.
- * To the first floor is an impressive double bedroom with dressing area, offering four Velux windows and a large airing cupboard houses the hot water tank. This bedroom has the benefit of an en-suite shower room with a separate WC.
- * The annexe has use of its own courtyard garden with space for a bistro set enjoying the open countryside views, which wraps around into a gated lawned garden enjoying a southerly aspect.

Ground Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



First Floor

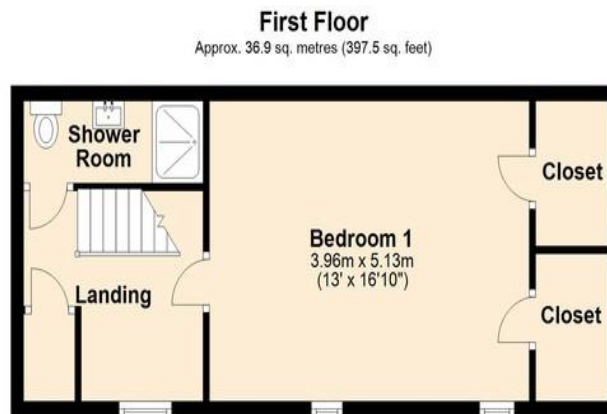
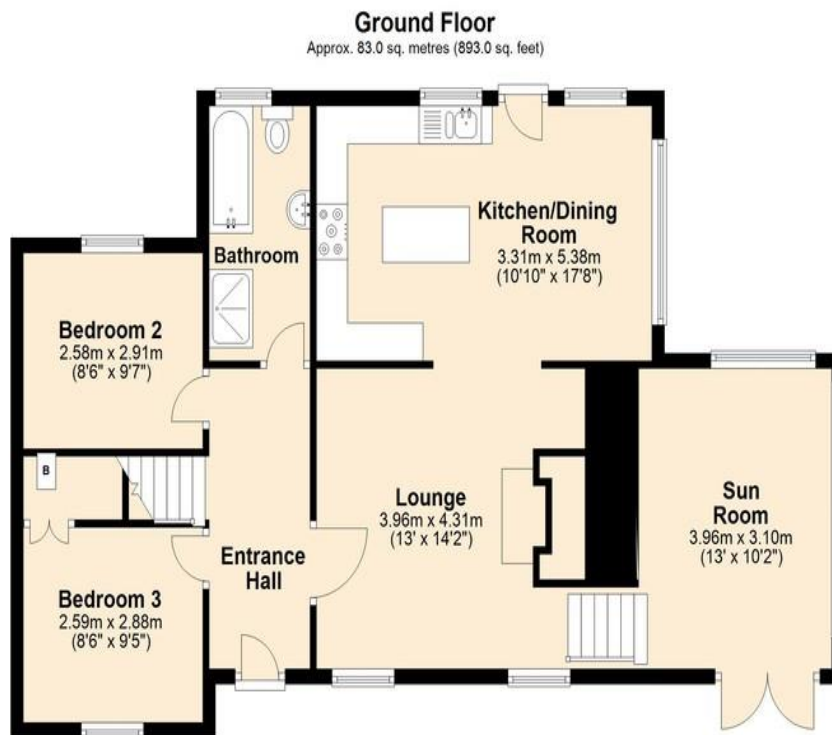
Approx. 26.6 sq. metres (286.8 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 sq. feet)

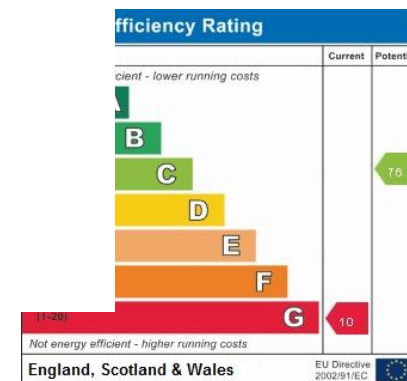
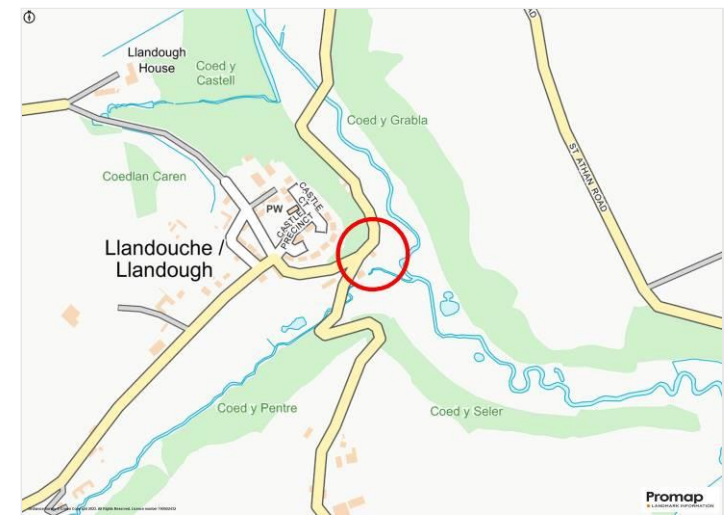
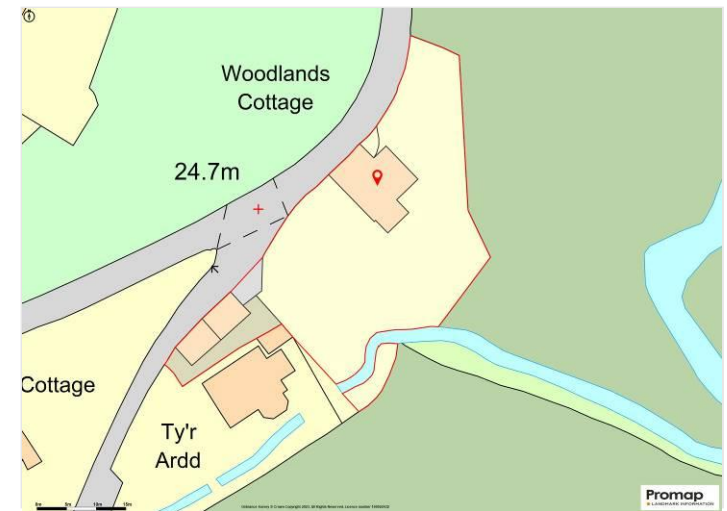
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.





Total area: approx. 119.9 sq. metres (1290.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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

- * Woodlands Cottage is nestled in the quiet, highly regarded Vale Village of Llandough. Surrounded by its own grounds and overlooking truly superb open countryside providing a tranquil and peaceful garden to enjoy.
- * The grounds are beautifully manicured and landscaped to offer several patio seating areas, predominantly laid to lawn and with several raised planted borders with stream.
- * The boundary line for the Cottage is the picket fence and beyond that lies open fields giving an exceptional private space to entertain, with its south-west aspect.
- * To the rear of the property lies the private parking for the Cottage providing off-road parking for four vehicles, plus two Ketter storage sheds to remain.





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