



54, Eastgate  
Cowbridge, CF71 7AB

Watts  
& Morgan



# Heath House, 54 Eastgate,

Cowbridge CF71 7AB

## Guide Price £1,600,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

An outstanding and beautifully restored Grade II listed home in the very heart of Cowbridge, Heath House presents a rare opportunity to acquire a property of true distinction. Combining elegant period features with high-quality contemporary finishes, the house offers spacious and versatile accommodation, including three reception rooms, a superb open-plan kitchen and four double bedrooms. With a private south-facing garden, ample parking and all local amenities just a short walk away, this is a unique home perfectly suited to modern living in a highly sought-after location.

### Directions

Cardiff City Centre – 13 miles

M4 J35 Pencoed - 7.4 miles

Your local office: **Cowbridge**

T 01446 773500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)



## Summary of Accommodation

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### Situation

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. Access both east and west is via the A48, which bypasses the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.



## About The Property

Heath House is an exceptional Grade II listed residence positioned at the very centre of Cowbridge, offering a rare combination of historic character and contemporary luxury. The current owners have undertaken an extensive programme of renovation, effectively rebuilding the interior to create a refined and beautifully balanced home that respects its period origins while delivering modern comfort.

The accommodation is both generous and thoughtfully arranged. An inviting entrance hall with oak flooring and underfloor heating (which continues throughout the ground floor) sets the tone for the quality found throughout. There are three elegant reception rooms, each with its own distinct character. The principal lounge features handcrafted sash windows with window seats and an impressive inglenook fireplace, while the sitting room mirrors this charm with herringbone oak flooring, a period fireplace and French doors opening onto the garden. A separate study provides a well-appointed workspace with bespoke fitted furniture.

At the heart of the home lies a stunning open-plan kitchen, dining and living space, designed for both everyday living and entertaining. Flooded with natural light from skylights and dual-aspect glazing, this space showcases a bespoke handmade kitchen with a comprehensive range of cabinetry and high-spec integrated appliances, including Fisher & Paykel ovens, a five-burner gas hob, Quooker tap and more. The well-appointed utility room also benefits from a separate integrated fridge/freezer, providing additional convenience and storage. A recently tanked cellar offers a versatile extra space, ideal for use as a wine cellar or for further storage.





Upstairs, the property continues to impress with four double bedrooms. The principal suite includes a bespoke dressing area and a luxurious en-suite bathroom featuring a freestanding bath, walk-in rainfall shower and twin vanity units. The remaining bedrooms are equally striking, enhanced by vaulted ceilings and ample natural light. A stylish family shower room serves these rooms.

## Gardens and Grounds

To the front, Heath House is approached via an attractive gravel forecourt framed by wrought iron railings and mature hedging, providing a charming first impression.

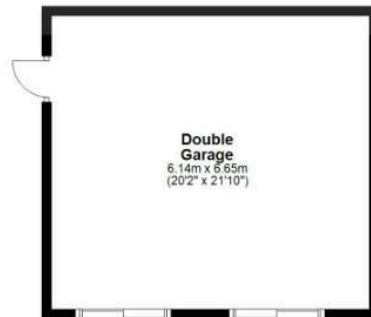
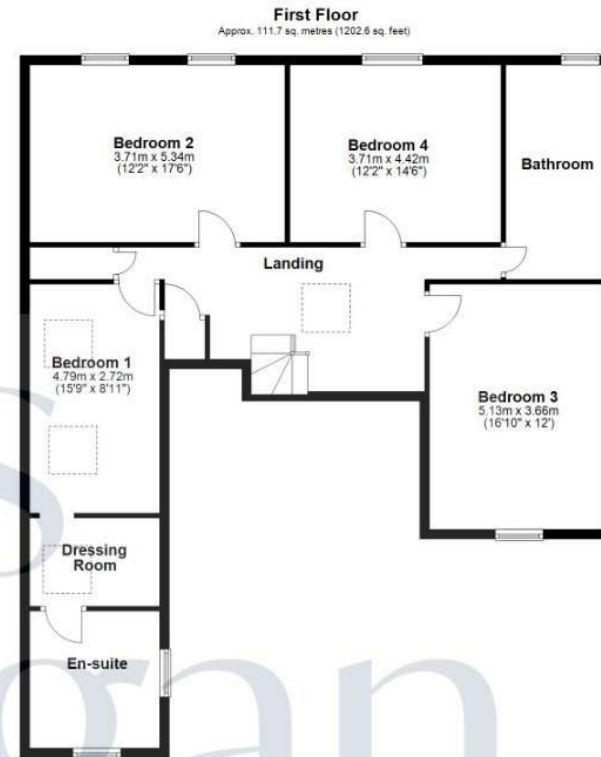
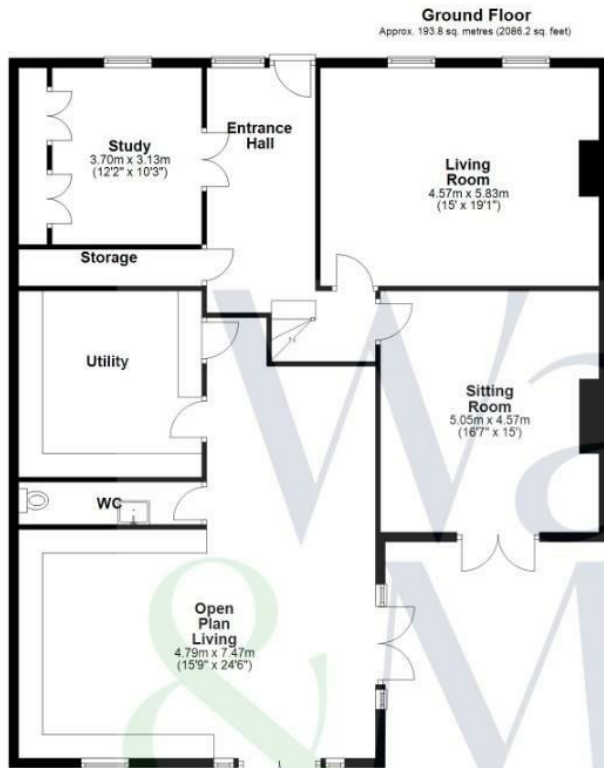
The rear garden has been thoughtfully landscaped to create a private, south-facing outdoor space. A paved terrace extends directly from the house, ideal for outdoor dining, with steps rising to a lawned area and a further seating terrace. The garden is enclosed by traditional stone walls and complemented by established trees and well-stocked planting borders.

Beyond the garden lies a generous parking area with space for multiple vehicles, along with a detached, block-built garage.

## Additional Information

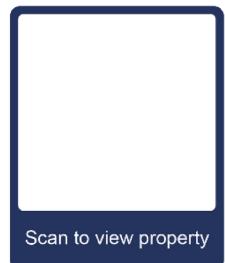
Mains Water, Drainage, Electric & Gas. Council Tax Band I EPC Rating N/A No on Going Chain.





Total area: approx. 305.5 sq. metres (3288.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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