

# Toad Hall

Cowbridge, CF71 7NU

Watts & Morgan



# Toad Hall

Llandow, Cowbridge CF71 7NU

## Guide Price £775,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

This immaculately presented four-bedroom detached family home is a rare find in the sought-after Vale of Glamorgan village of Llandow. Beautifully styled with modern renovations, versatile living spaces and wrap-around gardens, the property combines countryside charm with contemporary living.

Set within a designated conservation area, the home enjoys an attractive and tranquil setting, adding to the sense of charm and exclusivity. Within catchment for Cowbridge School and close to the stunning Heritage Coast, residents can enjoy easy access to scenic walks, beaches and a variety of water-based activities. Surrounded by beautiful rural landscapes yet conveniently placed for local amenities, this is an exceptional home that must be seen to be fully appreciated.







### Directions

Cowbridge Town Centre – 2.9 miles

Cardiff City Centre – 15.0 miles

M4 Motorway Pencoed J35– 7.3 miles

Bridgend Train Station ( Direct Route to London Paddington) 7.1 miles

Your local office: Cowbridge
T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk







## Summary of Accommodation

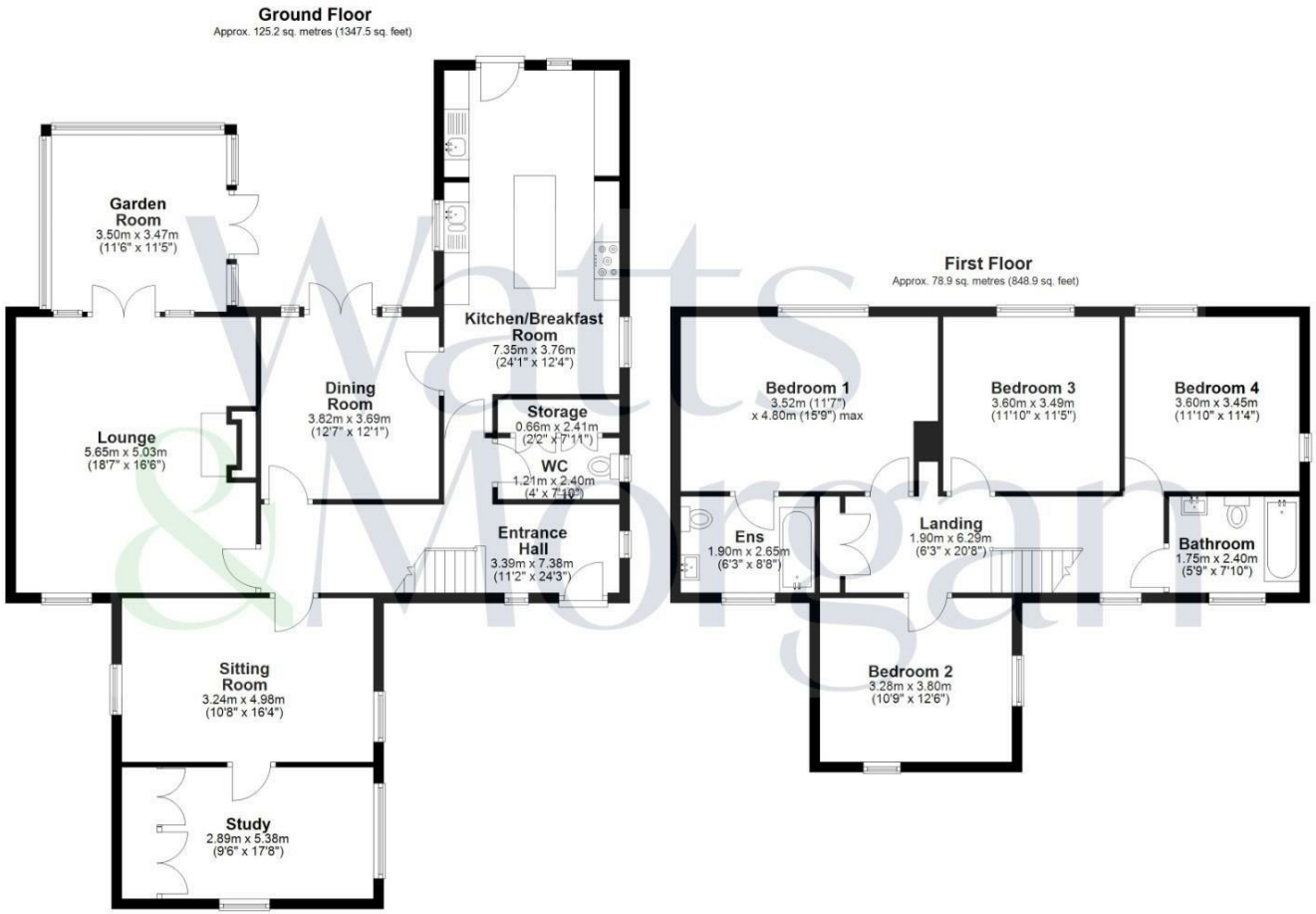
### About The Property

Situated in the heart of the picturesque village of Llandow, this beautifully presented four-bedroom detached family home offers style, comfort and functionality. The property has been comprehensively renovated within the last two to three years, resulting in an immaculately finished home with a light and airy feel that flows from room to room.

On entering, you are welcomed by a spacious entrance hall leading to a large cloakroom/WC with built-in storage. The kitchen is a true highlight, centred around a large island and offering extensive storage, integrated appliances including a fridge freezer, wine fridge, dishwasher and range oven, plus a utility room with space for both washing machine and tumble dryer and direct access to the garden

The formal dining room, with a feature fire surround, provides an inviting setting for family meals, while the main lounge features a working open fireplace, which could easily accommodate a log burner if desired. From here, doors open into the beautiful garden room, a bright retreat overlooking the peaceful rear garden. In addition, there is a cosy second sitting room and a study, perfect for those working from home.

Upstairs, the master suite overlooks the back garden with a stylish en-suite bathroom with over-bath shower and elegant wall panelling. Three further double bedrooms, each with attractive views of the wrap-around garden, are served by a tastefully finished family bathroom. A large airing cupboard with radiator sits at the end of the gallery landing, providing practical storage.




Total area: approx. 204.1 sq. metres (2196.4 sq. feet)

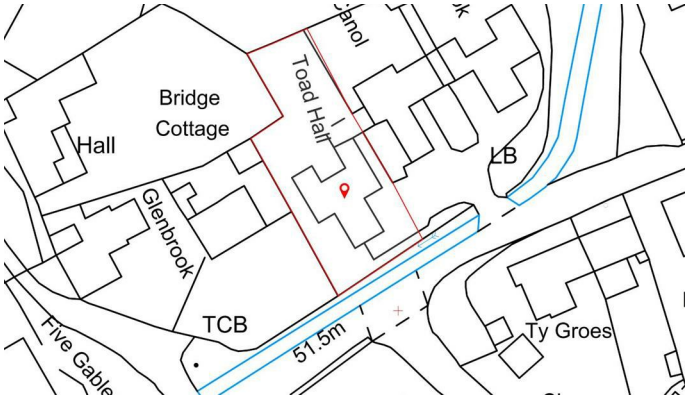
## Garden & Grounds

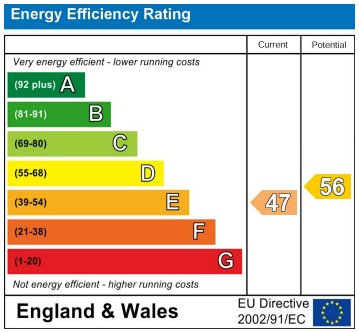
The property is approached via a gravel driveway providing ample off-road parking. The gardens encircle the home, creating a wonderful sense of space and privacy. To the front a large lawn is complemented by mature trees and planting that provide seasonal colour and interest throughout the year.

To the rear, a further large lawn is bordered by flowerbeds and established shrubs, with a peaceful patio area offering the perfect spot for alfresco dining or entertaining. The wrap-around design maximises enjoyment of the outdoor space, while open views across neighbouring farmland enhance the tranquil setting.

## Additional Information

Freehold. Oil Central Heating. Mains Water. Council Tax Band G.




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.




**Bridgend**
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

**Cowbridge**
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

**Penarth**
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

**London**
T 020 7467 5330
E london@wattsandmorgan.co.uk


Follow us on

Watts &Morgan