



The Link, South Terrace,
Southerndown, Vale of Glamorgan, CF32 0RN

Watts
& Morgan



The Link, South Terrace

Southerndown, Vale of Glamorgan, CF32
ORN

Guide price: £699,950 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A delightful period home within Southerndown Village enjoying a peaceful location a short distance away from Dunraven Bay and enjoying views onto the Bristol Channel from some rooms and, to one elevation, over farmland. The deceptively spacious accommodation includes: lounge with wood burning stove, dining room, study and ground floor shower room. Good size kitchen/breakfast room with utility room beyond. Three double bedrooms and a family bathroom to the first floor with an additional en suite bedroom to the top floor. Wonderfully proportionate gardens to the front and rear, mainly laid to lawn and including decked seating area, pond, greenhouse and outbuildings. Modern, detached double garage accessed via a rear lane.

No onward chain.

Directions

Cowbridge Town Centre – 9.4 miles

Cardiff City Centre – 22.1 miles

M4 J35, Pencoed – 7.7 miles

Your local office: Cowbridge

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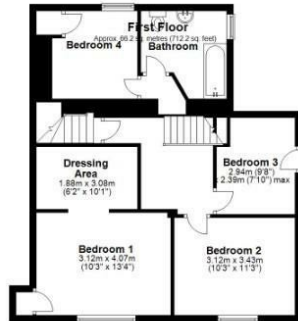
Summary of Accommodation

About the property

The Link is a sizeable, Grade II Listed family home understood to have been built by the Dunraven Estate over 150 years ago. It now provides a superb family home in an ideal village location, a short distance from the heart of Southerndown and a stroll from Dunraven Bay and yet within easy reach of St. Brides Major, Ogmere By Sea and larger towns around. The principal access to the property opens into a ground floor hallway with parquet woodblock flooring. Doors open into a neatly shelved study / cloaks store and to an adjacent shower room/WC. An additional door links to a central, inner hallway, again with woodblock flooring of a wonderful tone. From this inner hallway a staircase runs to the first floor bedrooms while doors lead to a dining room, to the family lounge and to the kitchen/breakfast room. The lounge and the dining room both enjoy a southerly aspect looking out over the lawned front garden. Both these rooms feature double glazed sash windows and period shutters. The family lounge itself includes a wood burning stove set within a recessed chimney breast while the dining room has a period range as a feature. The kitchen-breakfast is to the rear of the property and enjoys a dual aspect with windows looking out over the rear garden. The distinct kitchen area includes a comprehensive range of units with additional units running into the dining area with ample space remaining for a family sized table. A Rangemaster "Elan" range cooker, and integral fridge and a dishwasher are all to remain. To the breakfast area there is a wood burning stove providing extra warmth if necessary. A utility room is beyond with extra storage and space/plumbing for a washing machine; a back door opens to the garden.



To the first floor, a split level landing has doors leading to four double bedrooms and to the family bathroom. The largest bedroom is to the front and enjoys quite superb southerly views over the front garden onto Southerndown Village and the Bristol Channel beyond. It includes a walk-in wardrobe/dressing area with a range of fitted wardrobes. The family bathroom features a traditionally styled suite with shower over the bath. A third bedroom is to the eastern side of the property and enjoys direct access to a roof terrace, from which there are great far reaching views over farmland. A second staircase leads to the attic bedroom – a good double room with fitted wardrobes and its own en suite shower room. This enjoys great views over the surrounding area onto common land to the north of Southerndown.



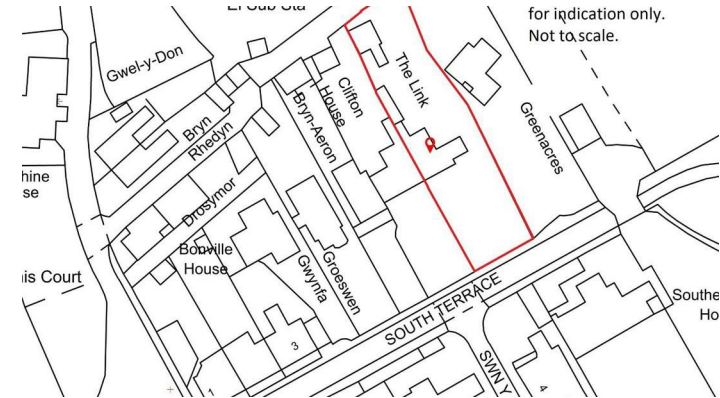
Total area: approx. 221.6 sq. metres (2385.4 sq. feet)

Garden & Grounds

The Link is set within a wonderfully proportionate plot, having great sized gardens to both the front and rear. The front garden gently slopes towards South Terrace and is accessed from the same via a pedestrian gateway. A paved path winds through the garden from the gateway to the front entrance doorway through the expansive lawn past decked seating area and adjacent pond. A deep path runs to one side of the property, skirting passed the back of the kitchen and the back doorway into the laundry. This rear garden is, again, a wonderfully proportionate area including a range of outbuildings/garden store sheds to one side. A path runs past these and leads to the modern garage adjoining the rear boundary. The double garage (approx. max 5.5m x 5.2m) is accessed from a rear lane and entered via a remote controlled sectional door. It has power connected and eaves storage, providing a significant additional extra storage space for any homeowner.

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating (new boiler, 2026). 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.



proximate boundary,
indication only.
t to scale.

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