



Dunnock House, Chapel Road,  
Broughton, Vale of Glamorgan, CF71 7QR

Watts  
& Morgan



# Dunnock House, Chapel Road,

Broughton, Vale of Glamorgan, CF71 7QR

**Guide price: £849,950 Freehold**

4 Bedrooms | 2 Bathrooms | 5 Reception Rooms

A unique and spacious family home in the heart of Broughton backing onto farmland and set within its own garden and paddock of about 1/3 of an acre in total. With extensive and highly versatile accommodation including: lounge, family room, kitchen-living-dining room, study and sitting room. Also ground floor WC and utility area. Integral garage, and off-street parking. South facing front garden; patio garden to the rear and larger level paddock beyond.

EPC rating: TBC

## Directions

Cowbridge Town Centre – 6.7 miles

Cardiff City Centre – 19.9 miles

M4 J35 Pencoed – 9.5miles

Your local office: Cowbridge

T: 01446 773500

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## Summary of Accommodation

### About the property

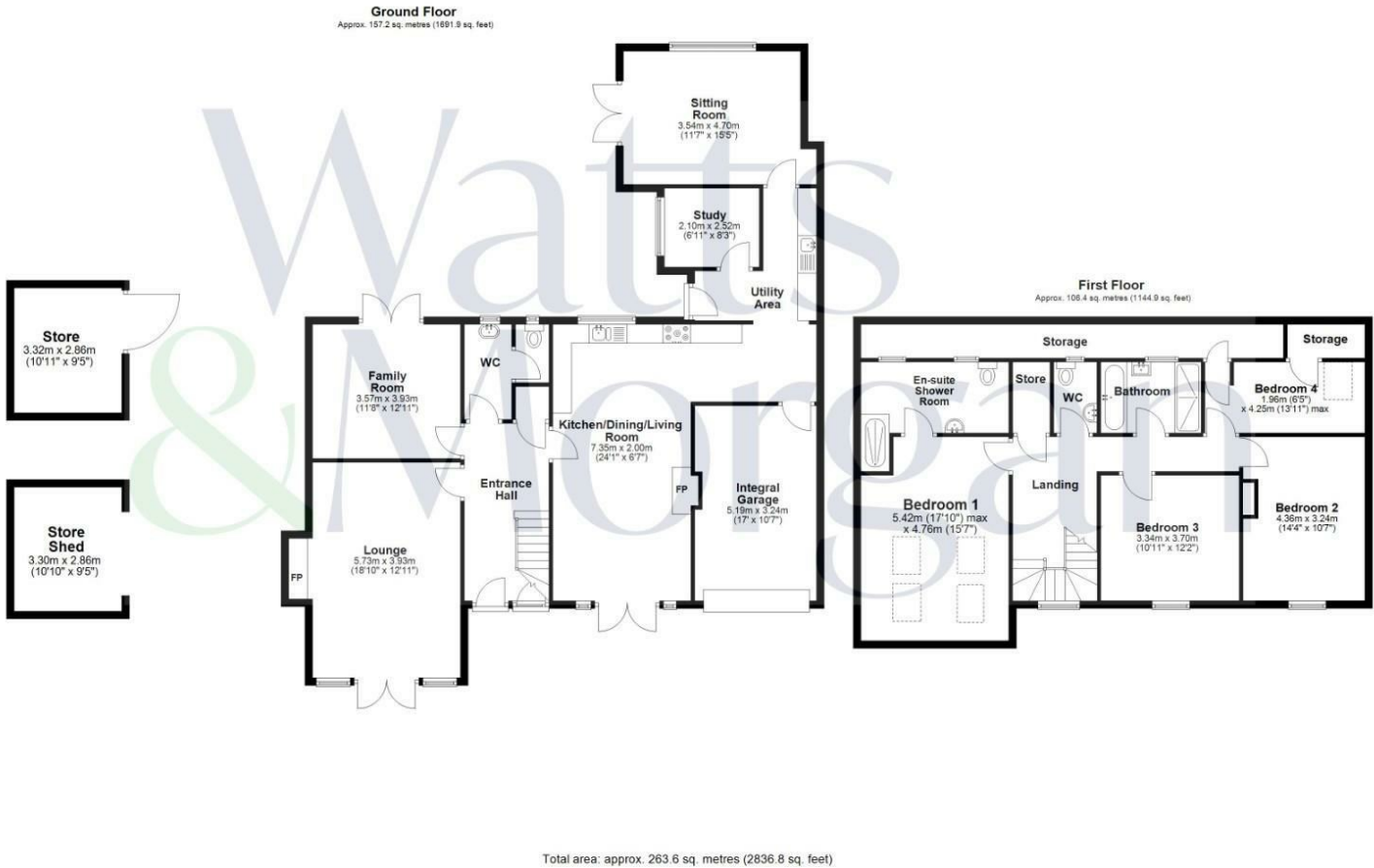
Stepping inside Dunnock House, you are immediately struck by the sense of space and light. A welcoming entrance hall, with oak flooring and a traditional balustrade staircase, sets the tone for the rest of the property, offering useful storage and direct access to the principal reception rooms.

The lounge is a bright and elegant space, enhanced by French doors with side panels that open onto the south facing front garden and flood the room with natural light. A wood-burning stove, set on a slate hearth, forms a charming focal point, creating a cosy yet refined atmosphere. Beyond, the sitting room offers a more relaxed setting, with French doors opening directly to the rear garden, making it an ideal space for quiet family time or a secondary lounge.

The heart of the home is undoubtedly the impressive open-plan kitchen-dining-living room, an immensely versatile space thoughtfully designed to accommodate modern family living, with ample room for dining, informal seating focused around a wood burning stove, and entertaining. The kitchen is fitted with a comprehensive range of units; the 'Rangemaster' range cooker is to stay; space remains for a dishwasher, wine fridge and low level fridge. The adjacent integral garage provides space for additional appliances. The most recent addition to Dunnock House is a large extension beyond the kitchen and accessed from the same. It has brings significant extra accommodation, providing a utility area with space and plumbing for a washer and drier; a study; and a dining room - though these of course can be suited to many and varied uses.



To the first floor, a solid oak staircase rises to a striking gallery-style landing, illuminated by both a front-facing window and a rooflight above. From here, doors lead to all four bedrooms, to the modern family bathroom with its bath and shower; and to a separate WC. The principal bedroom is particularly impressive, with four skylight windows offering superb natural light and open views across the village onto countryside beyond. It benefits from a well-appointed en suite shower room, finished in a modern style with a large walk-in shower, wash hand basin, and w.c. The three further bedrooms are all bright and versatile, two generous doubles enjoying southerly views across the front garden and a fourth single bedroom overlooking the rear towards open countryside.

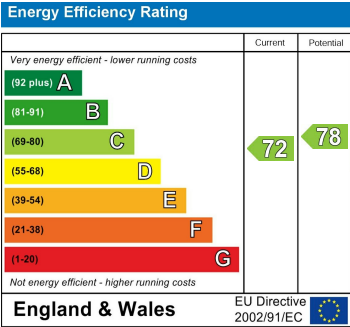
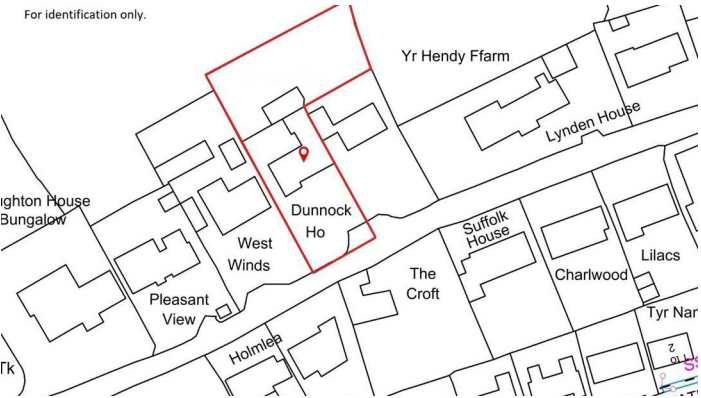


Garden & Grounds

From Chapel Road a drop down kerb leads to a tarmacadam driveway which also provides parking for a number of cars. The front garden enjoys a sunny southerly orientation and is mainly laid to lawn but has been landscaped by the current owner to contain a variety of different flowers, plants and shrubs. A pathway extends along the western side of the house providing access to the rear garden. The rear garden has again been landscaped to create a delightful, sheltered patio courtyard garden accessed from the new extension and from the sitting room; steps lead up to the adjoining paddock enjoying wonderful views over open countryside.

Additional Information

Freehold. All mains services connect to the property. Gas fired boiler. Council tax: Band G



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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