



2 Highgrove  
Cowbridge, Vale of Glamorgan, CF71 7TE

Watts  
& Morgan







## 2 Highgrove

Ystradowen, Cowbridge, Vale of Glamorgan,  
CF71 7TE

### Guide Price £895,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Set in the sought-after village of Ystradowen in the heart of the Vale of Glamorgan, this spacious and immaculately presented five-bedroom detached home offers versatile family living in a peaceful rural setting. With an EPC rating of B, the property also benefits from the remaining 10 years of a generous Feed-in Tariff on its solar panels, providing both quarterly income and electricity savings.

The beautifully landscaped south-facing rear garden is a standout feature — offering a private retreat with a level lawn, patio terrace ideal for alfresco dining, mature trees, and vibrant flower beds. A greenhouse and garden shed add practicality for gardening enthusiasts. The front of the property features an attractive façade and a driveway with parking for two vehicles, in addition to a detached double garage with a first-floor office.

With spacious, light-filled interiors, multiple reception rooms, five double bedrooms (two en suite), and stylish modern finishes throughout, this home is perfectly equipped for modern family life in a desirable countryside location.

#### Directions

Cowbridge Town Centre – 3.7 miles

Cardiff City Centre – 19.0 miles

M4 Motorway Pontytcun – 6.9 miles

Your local office: Cowbridge

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## Summary of Accommodation

### About the Property

#### Entrance Hall

A bright and airy entrance hall welcomes you into the home, setting the tone for the spacious and light-filled interior.

#### Dining Room 5.91m x 3.56m (19'5 x 11'8)

Located to the right of the entrance hall, the large formal dining room benefits from bi-fold doors that open directly onto the south-facing rear garden. Ideal for entertaining, this space also flows naturally into the living room.

#### Living Room 6.68m x 3.91m ( 21'11 x 12'10)

An expansive living room enjoys dual-aspect natural light from a front-facing window and bi-fold doors to the rear garden, creating a relaxed and inviting atmosphere. The seamless connection with the dining room enhances the flow and flexibility of the living space.

#### Reception Room / Gym / Office 3.21m x 3.04m (10'6 x 10)

A versatile additional reception room on the ground floor, currently used as a gym, but equally suited as a playroom, home office, or snug.

#### Downstairs WC

A convenient cloakroom WC is tucked away off the main hallway, alongside a generous under-stairs storage cupboard—ideal for coats, shoes, and everyday essentials.





### **Kitchen & Informal Dining Area 4.08m x 6.04m (13'55 x 19'10)**

The heart of the home is a stylish open-plan kitchen with an adjoining informal dining area. Features include:

- Ample storage
- Range oven with gas hob
- Integrated dishwasher
- Windows on all sides providing abundant natural light

Bi-fold doors leading directly to the garden, creating a perfect space for family gatherings and entertaining.

### **Utility Room**

A separate utility room with additional storage and side access to the garden, providing practicality and keeping the main kitchen area clutter-free.

### **Detached Double Garage & First-Floor Office**

Situated to the side of the house, the detached double garage includes a private entrance and staircase leading to a self-contained first-floor office — an ideal space for remote work or quiet retreat.

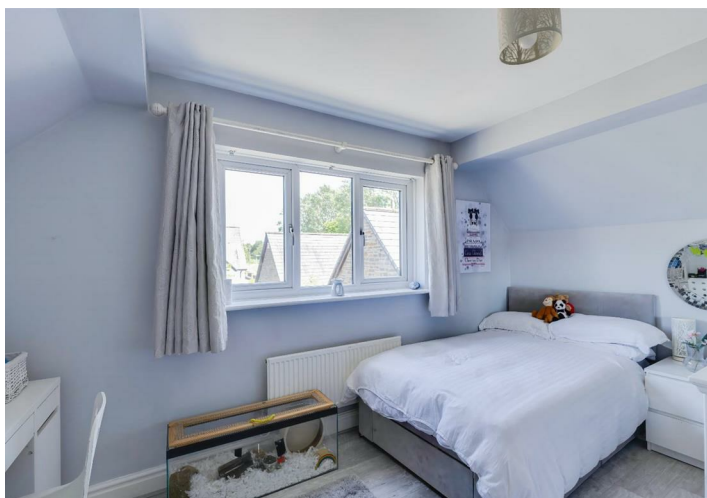
### **Gallery Landing**

A spacious and light-filled galleried landing provides access to all five bedrooms. It offers ample storage and space, adding to the home's sense of openness and practicality.

### **Master Bedroom 3.30m x 3.61m (10'10 x 11'10)**

A generously proportioned principal suite featuring:

- A stylish walk-through dressing area
- A recently redecorated en suite bathroom with a large, fully tiled walk-in shower
- A calming and elegant design with a seamless, contemporary finish







### **Bedroom Two 3.82m x 3.90m (12'6 x 12'10)**

A large double bedroom with the added benefit of:

A private en suite shower room

Bright and airy feel, perfect for guests or older children

### **Bedroom Three 3.21m x 4.22m (10'6 x 13'10)**

A well-sized double bedroom offering flexible use as a guest room, children's room, or home office.

### **Bedroom Four 3.09m x 3.66m (10'1 x 12')**

Another spacious double bedroom, ideal for family members or visiting guests.

### **Bedroom Five 2.77m x 3.90m (9'1 x 12'10)**

A further generously sized double bedroom, currently presented as a comfortable and functional space for sleeping or working.

### **Family Bathroom**

Shared by bedrooms 3, 4, and 5, this recently redecorated bathroom includes:

A large walk-in shower

A separate bathtub

High-quality fittings and a clean, seamless finish throughout





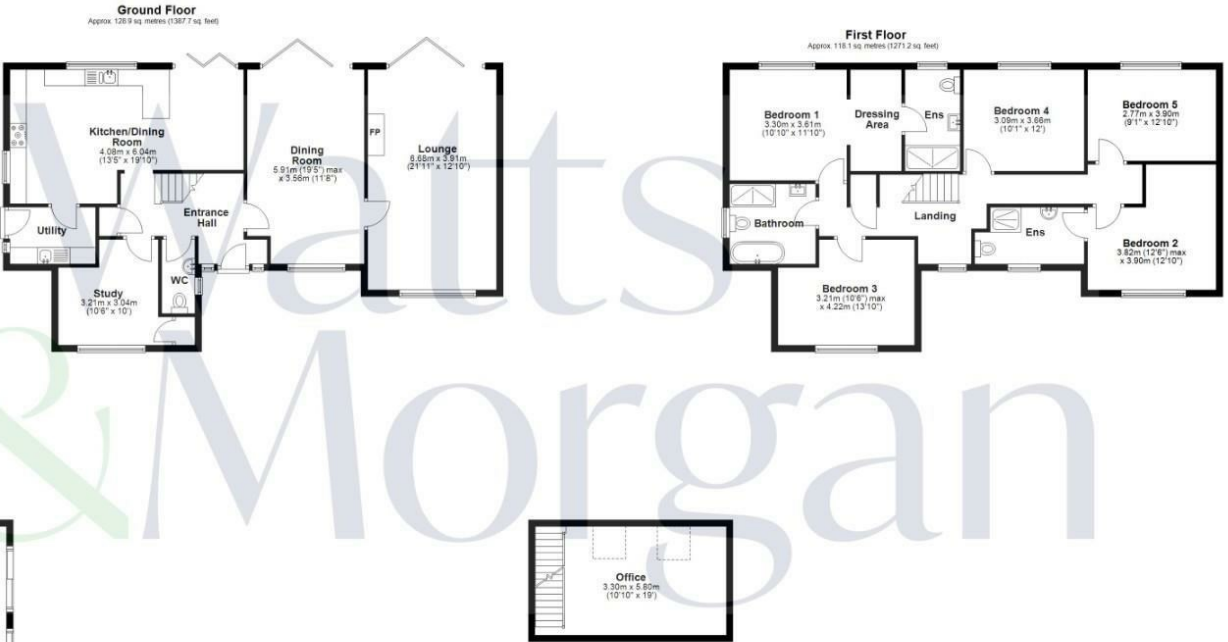
Garden & Grounds

The south-facing rear garden is a true highlight of the property — a beautifully landscaped and private haven comprising a level lawn, patio terrace ideal for alfresco dining, mature trees, and well-stocked flower beds. The outdoor space offers plenty of room for family activities and relaxation, with a garden shed and greenhouse adding functionality for garden enthusiasts.

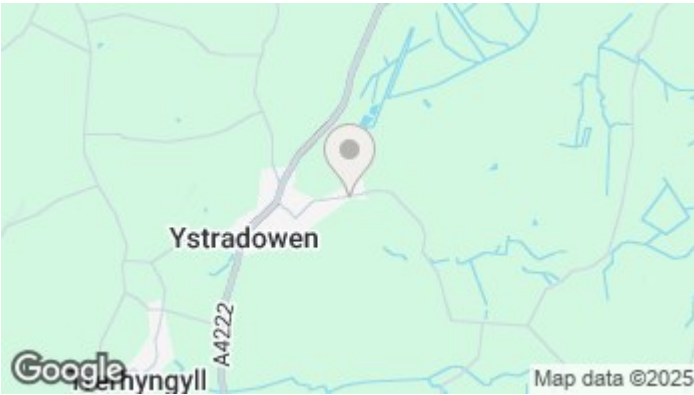
To the front, the property presents a smart and attractive façade with driveway parking for two vehicles in front of the double garage.

Additional Information

Freehold. All mains connected. Solar Panels. Council Tax Band H.



Total area: approx. 247.0 sq. metres (2658.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>83</b>	<b>83</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>		
Not energy efficient - higher running costs		
England & Wales		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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