



The Orchard, Primrose Hill  
Cowbridge, CF71 7DU

Watts  
& Morgan







# The Orchard, Primrose Hill

Cowbridge CF71 7DU

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**£750,000 Freehold**

5 Bedrooms | 2 Bathrooms | 5 Reception Rooms

A unique family home to the eastern edge of Cowbridge, set in a plot of about  $\frac{1}{4}$  of an acre and bordered in part by fields and farmland. The highly adaptable accommodation includes: lounge, sitting room, dining room and garden room. Five bedrooms, bathroom, shower room. Kitchen-breakfast room and adjacent utility room. Detached double garage and driveway parking. Garden to front, much larger garden to side and rear.

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## Directions

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**Your local office: Cowbridge**

T 01446 773500

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







## Summary of Accommodation

### 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 by-passes 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

The Orchard is a sizeable family home to the eastern edge of Cowbridge, set in a plot of about 1/4 of an acre bordered in part by fields and farmland. It offers flexible, adaptable accommodation for families and relatives. An entrance porch leads to a ground floor hallway with doors to a sitting room, to a bedroom and to a bathroom. This has considerable potential to be used as an almost independent annex. From here, steps lead up to an impressive atrium with galleried landing over and tall windows offering views to the front elevation, over Primrose Hill and onto farmland beyond. From here, a door opens into the kitchen and double doors open into the principal lounge. Both the kitchen and the lounge connect to a dining room with garden room beyond, positioned to enjoy great views over the garden. The kitchen links through to a useful utility area, beyond which is a porch opening to the rear garden itself.

Accessed from a half landing is the largest bedroom with broad dormer window looking over the rear garden. Further steps lead to the galleried landing, off which two double bedrooms, a single bedroom and a shower room are located.

### GARDENS AND GROUNDS

From Primrose Hill, a driveway, shared with 2 others, leads to The Orchard. Fronting the property is a parking area running to the detached, double garage. A path runs from here through to the rear of the property. Detached double garage (approx max m5.8m x 5m) accessed via an electric up and over door has power connected and eaves storage.

To the rear of the property is the larger, south facing garden, overlooked by the kitchen, dining room and garden room. It is accessed from both the garden room and the utility room, there being a paved seating area leading, in turn, onto a sizeable lawned bordered by mature flower, shrub beds and clipped topiary.

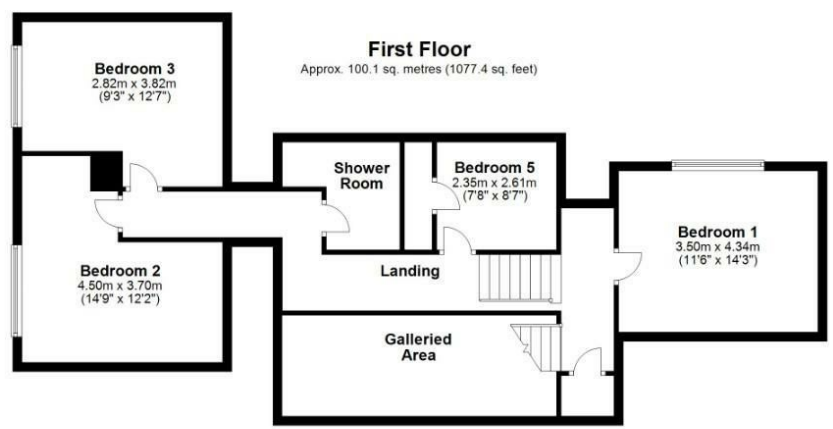
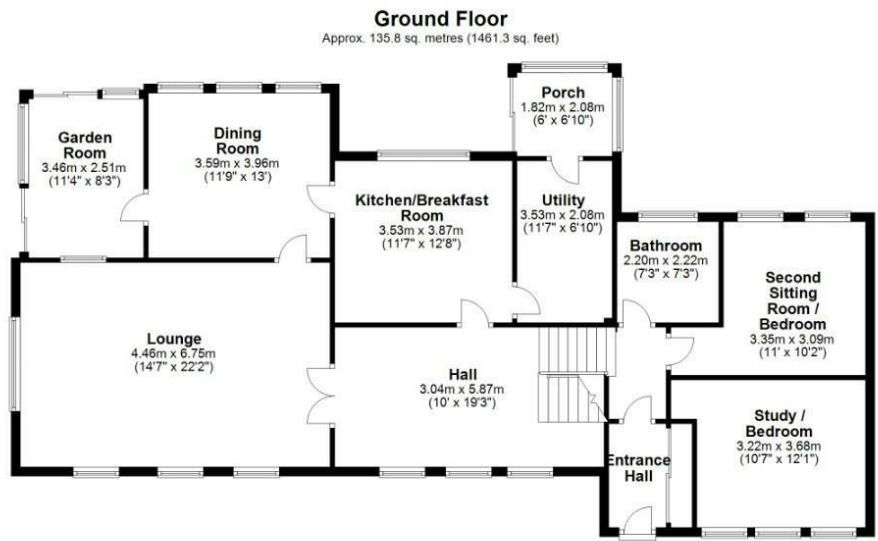
### ADDITIONAL INFORMATION

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

### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

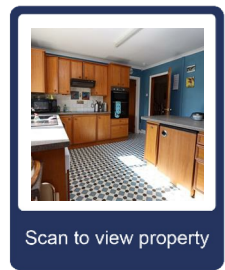




Total area: approx. 235.9 sq. metres (2538.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	



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.





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