



The Croft , Heol y March,
Bonvilston, Vale Of Glamorgan, CF5 6TS

Watts
& Morgan



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Bonvilston, Vale Of Glamorgan, CF5 6TS

Guide price: £1,450,000 Freehold

6 Bedrooms | 4 Bathrooms | 4 Reception Rooms

An exemplary, detached 6 bedroom family home of quite amazing quality set within its own private plot of close to 1.2 acres. The move-in ready accommodation is very suitable for growing families and multi-generational living with accommodation including: open plan kitchen/living/dining space, lounge, dining room, second sitting room. Also ground floor utility room with pantry, cloakrooms and storage areas. Bedroom accommodation to include principal bedroom with walk-in wardrobe and en suite shower room, bedrooms two and three sharing a 'Jack & Jill' shower room, three further bedrooms, family bathroom plus a separate bathroom and an additional shower room. The property is set within its own plot including ample driveway parking and integral garage together with lawns, patio seating areas together with balconies.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

The Croft is quite an amazing property, understood to have originally been a forestry workers bungalow but transformed within the last 15 years to provide a quite superb, spacious family home ideal for families and multi-generational living - the accommodation provide a great deal of flexibility. The front driveway area leads to an entrance porch and hallway from which a staircase leads to the first floor and double doors lead to the dining room; an open archway links into the open plan kitchen/living/dining space. The living/dining space is positioned to the rear of the property with broad windows and French doors looking out over, and opening onto, a west facing graveled terrace with lawn beyond. Solid wooden floor from the hall extends throughout this area and into the kitchen space, the kitchen immediately adjoining this living space and providing a horseshoe-shaped run of bespoke handmade quality units with appliances to remain including range cooker, fully integrated dishwasher, larder fridge and freezer. Solid wooden work tops in part together with granite drainer surrounding the Belfast sink. The living space has, as a focal feature, a contemporary wood burning stove providing an additional source of heating. Double width, glazed doors lead to a more formal family lounge to the northeastern corner of the property with two sets of French doors opening to the gardens. Beyond the living-kitchen there is a extremely generous utility area together with a shelved pantry. The utility area features additional storage together with space and plumbing for a washing machine, a dryer and a second dishwasher. It opens onto a timber deck with gardens beyond, ideal for al fresco dining. The utility room links through to an integral garage. From the hallway, double doors lead to a family dining room beyond which a second set of double doors open to a second cosy multi-purpose family sitting room/home workspace/playroom. It has its own cloakroom area with a second staircase leading up to the two additional bedrooms and bathrooms.



About the property (continued)

The first floor landing area has natural light provided from a high level Velux skylight window and doors leading to four of the double bedrooms and to the family bathroom. The largest bedroom has an incredible aspect having glazed windows open to the apex of the roof with broad doors to two elevations opening onto two individual balcony areas to enjoy southerly and westerly aspects respectively. This large double bedroom has its own walk-in wardrobe together with an en suite shower room. The second double bedroom enjoys a similar aspect and also with its own dressing room. It shares a stylish 'Jack & Jill' en suite bathroom with bedroom three. Fourth bedroom is a generous double and has use of the family bathroom with double ended contemporary slipper bath and walk-in shower area. The other two double bedrooms have use of a shower room and also a bathroom.





Gardens and grounds

The settlement of Heol Y March is conveniently close to Bonvilston and within very easy striking distance of Culverhouse Cross to the east and Cowbridge to the west. It is a peaceful area. within yards of Hensol Forestry with its 225 acres of land and extensive footpath network. From its lane frontage, double width, electric gated entrance leads to a graveled parking and turning area with ample space for a number of cars; an additional gated entrance from the lane leads to a separate further graveled parking area to the rear of The Croft. Driveway itself has a central turning circle to its heart and gives access to the integral garage via an electric roller shutter door. Steps lead down to the original lawn of the foresters bungalow. Gardens surround the property to three sides from here, the original front of the property enjoying a southerly aspect but with the main living accommodation and the two principal bedrooms all enjoying a fine westerly aspect, looking out over patios and extensive lawn with woodland beyond. The well tended gardens include a graveled terraced area together with a decked dining area, ideal for alfresco living. Close to the northern side of the property is a vegetable patch.

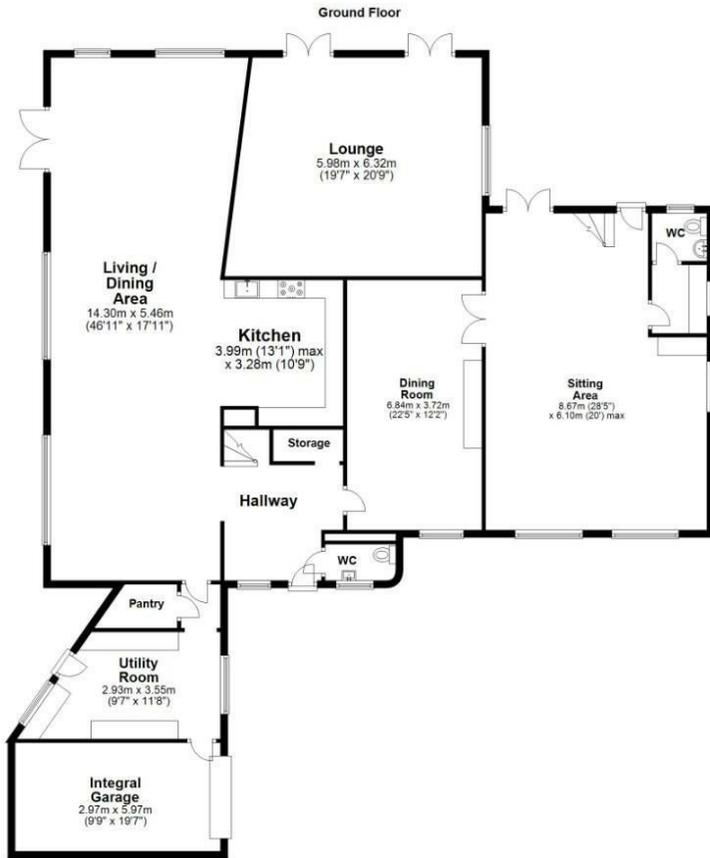


Additional Information

Freehold. Mains electric and water connect to the property.

Oil-fired central heating. Cess pit drainage.

Council tax: Band H



Plan produced by Walls & Morgan LLP
Plan produced using PlanIt



| Energy Efficiency Rating | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 71 | 75 |
| 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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