

The Orchard, Primrose Hill,

Cowbridge, Vale of Glamorgan, CF71 7DU

Watts & Morgan



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Guide Price £730,000 Freehold

5 Bedrooms | 2 Bathrooms | 5 Reception Rooms

A unique family home to the eastern edge of Cowbridge, set in a plot of about ¼ 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.







Directions

Cowbridge Town Centre – 0.1 miles

Cardiff City Centre – 16.8 miles

M4 Motorway – 9.1 miles

Your local office: Cowbridge
T: 01446 773500
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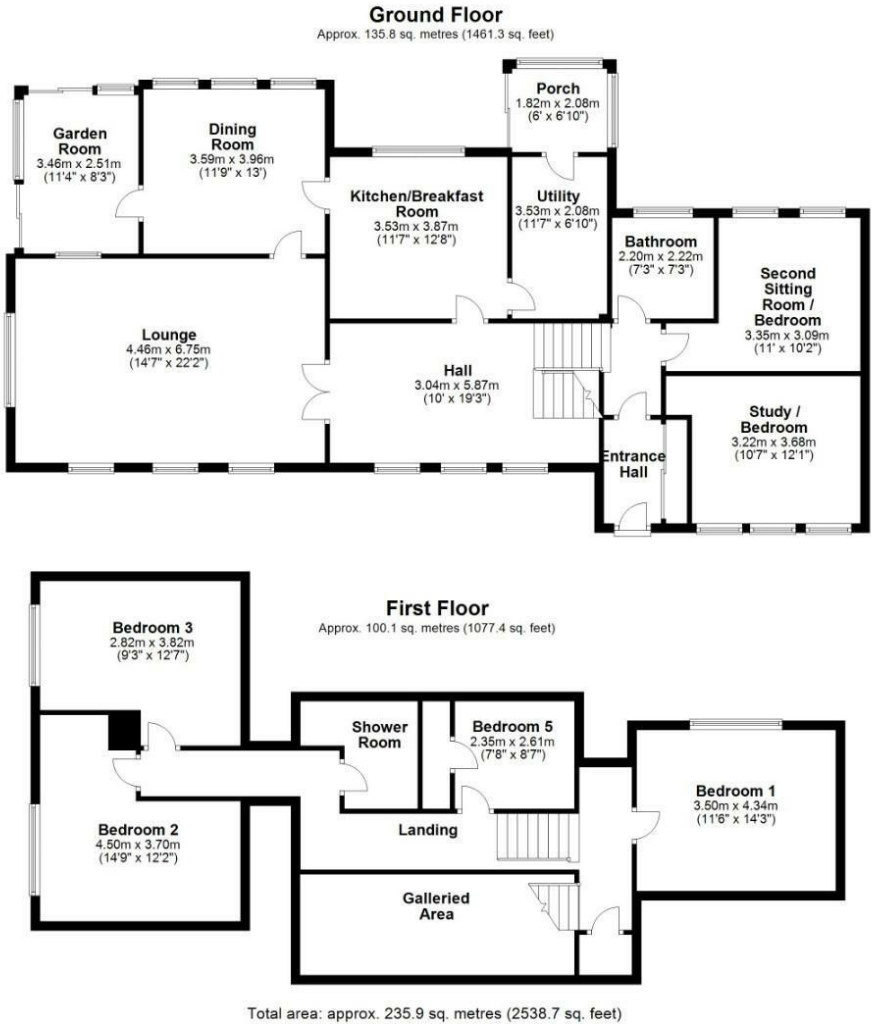
Summary of Accommodation

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 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.



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.

Garden & Grounds

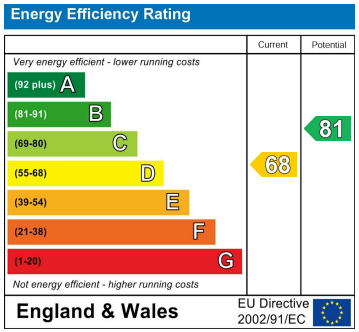
From Primrose Hill, a driveway, shared with 2 others, leads to The Orchard. Fronting the property is a parking area running to the detached, double garage. A path runs from here through to the rear of the property. Detached double garage (approx max m5.8m x 5m) accessed via an electric up and over door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





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