



Maltsters Cottage, Factory Road
Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7JD





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£800,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

A delightful cottage of immense character in a stunningly beautiful part of Llanblethian. Accommodation and garden must both be viewed for its scope and quality of finish to be appreciated. Lounge, sitting room, stunning kitchen and dining area with adjacent garden room. Also ground floor utility room/doakroom. Master bedroom en suite; three further bedrooms and shower room. Parking. Courtyard garden leading into a much larger garden bordering stream to rear.

EPC rating: D81

Directions

From our office in Cowbridge, travel along High Street into Eastgate. At the traffic lights, turn right into St. Athan Road and immediately right again onto Broadway. Continue along the full length of Broadway, dipping down the hill into Llanblethian and crossing over the river bridge. Pass the Village Hall, to your left, and as the road bears left, take a right turning into Factory Road. Maltsters Cottage is located to your right, after about 75 yards.

- Cowbridge 1 mile
 - Cardiff City Centre 13.1 miles
 - M4 (J35, Pencoed) 6.8 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * A truly delightful cottage property in a particularly stunning part of Llanblethian village enjoying immense character with all modern conveniences.
- * The accommodation retains this immense character yet has been significantly and sensitively modernised and updated in recent years.
- * Entrance hallway with stairs to first floor and doors to the two principal living rooms.
- * Lounge looking to front elevation with wood burner set on a raised hearth recessed within exposed stone chimney breast.
- * Family sitting room also looking to the front elevation and linking through to the kitchen and further accommodation beyond.
- * Simply stunning, bespoke "Adam Elliott" kitchen offering a great wealth of storage and matching integrated dresser. Appliances, where fitted, are to remain and including "Falcon" range cooker, fully integrated dishwasher, two fridges and freezer. Particularly impressive quartz worktops sweeping a round and providing additional storage into the adjacent diner.
- * Dining area opens to an additional sitting space, a thoughtfully positioned garden room with pitched roof and velux skylights and doors opening to a wonderfully sheltered, west facing courtyard garden.
- * There is, in addition, a rear entrance way off which is a WC/utility room with integrated washing machine and dryer.
- * Principal, master bedroom open to the pitch of the ceiling with exposed timber beams with its own contemporary en-suite bathroom off.
- * Three further bedrooms and a contemporary shower room with walk-in shower cubicle.

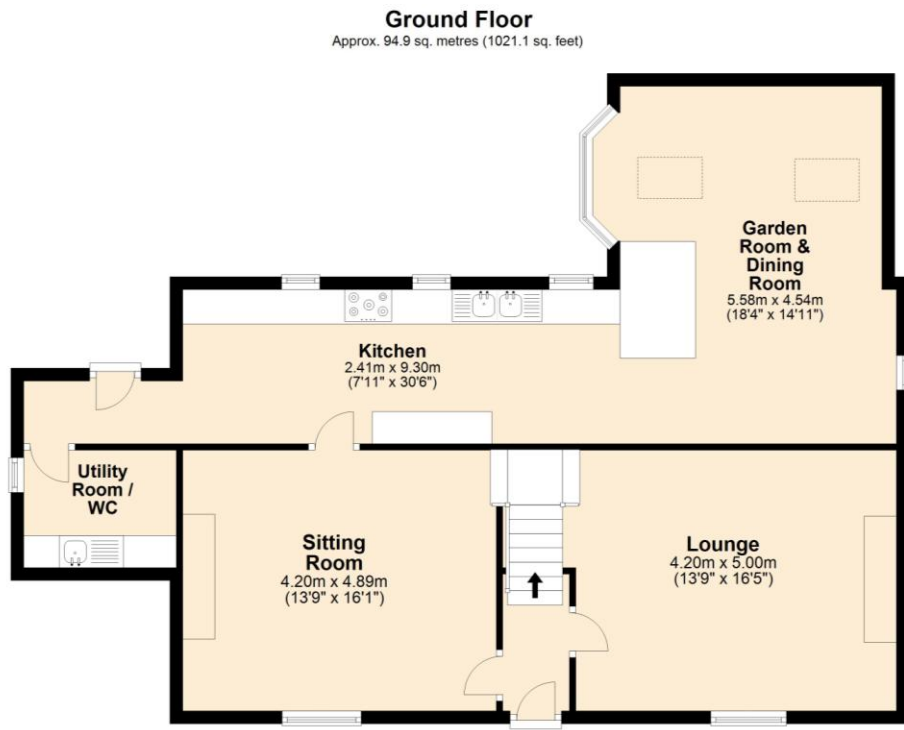
GARDENS AND GROUNDS

- * Fronting the property is an enclosed forecourt garden screened from Factory Road by stone walling and accessed via a timber gate.
- * Adjacent to this is a natural stone set off-road parking area with ample space for 2/3 cars.
- * Gated entrance opens into a courtyard area which could provide additional parking.
- * Immediately to the rear of the property and overlooked by the kitchen, accessed directly from the garden room, is a wonderfully sheltered courtyard garden. This flagstone paved space enjoys a westerly aspect to catch the afternoon and evening sun.
- * Paving extends beyond the property through a broad walkway into the largest portion of the garden.
- * This lawned space includes a further flagstone paved seating area and slopes gently towards a stream, this being the rear boundary of the property.
- * A picket fence provides screening from the garden to the stream.
- * To one corner of the garden a decked seating area provides an additional, private seating area looking out directly onto the stream.
- * Stone and block built store shed (approx. max. 4.2m x 3.2m) offers a generous workshop/garden store space.

TENURE AND SERVICES

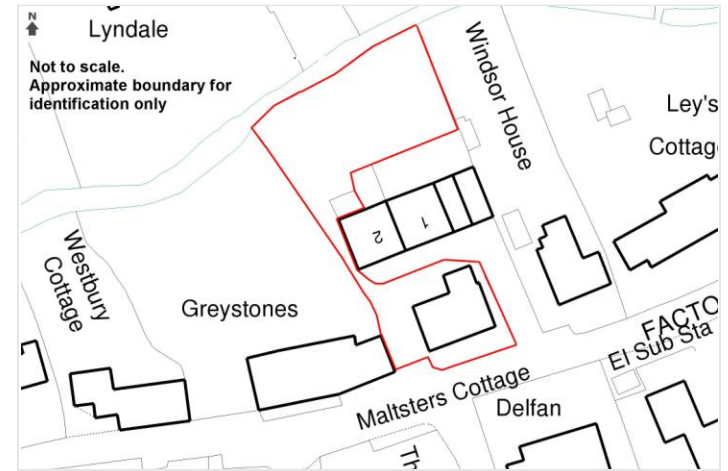
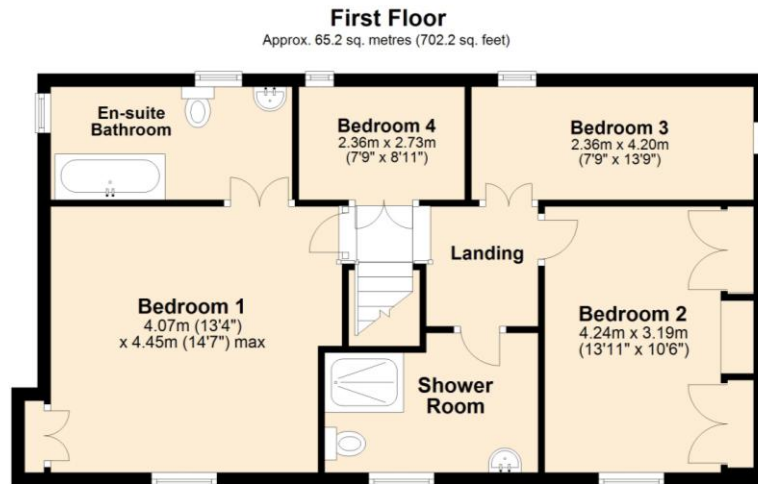
Freehold. All mains services connected to the property. Gas-fired combi central heating.





Total area: approx. 160.1 sq. metres (1723.3 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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