



Thistlefield, Primrose Hill
Cowbridge, Vale of Glamorgan, CF71 7DU





Thistlefield

Primrose Hill, Cowbridge,
Vale of Glamorgan, CF71 7DU

£1,695,000 Freehold

5 Bedrooms : 4 Bathrooms : 6 Reception Rooms

In a most outstanding position enjoying quite superb views looking over Cowbridge in a westerly direction, Thistlefield is a unique barn complex to be sold together with a two bedroom guest wing and a two-bedroom annexe. Extensive, adaptable accommodation includes seven bedrooms, four bathrooms, four reception rooms. Farmhouse kitchen and adjacent living/dining space. Also leisure suite including indoor swimming pool. Gardens and grounds of close to 2.5 acres include lawns, seating areas to enjoy the views, extensive parking, garaging and workshop. Annexe includes two bedrooms, living/dining room, kitchen and bathroom.

Directions

From our Cowbridge office, travel along High Street into Eastgate towards the traffic lights. Continue straight through the traffic lights and continue up Cardiff Road / Primrose Hill for approximately 700 yards, turning left onto a lane just after the 'national speed limit' sign. Follow this lane for its length to find Thistlefield in front of you.

- Cowbridge 0.7 miles
 - Cardiff City Centre 12 miles
 - M4 (J33) 11 miles
-

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

ABOUT THE PROPERTY

- * In an outstanding, elevated position on the edges of Cowbridge and enjoying quite superb views over Cowbridge Town with a westerly direction.
- * Thistlefield is a sizeable barn complex converted and offering highly adaptable, flexible accommodation for families and multi-generational living.
- * To be sold with the surrounding gardens and grounds of close to 2.5 acres in total together with a two bedroom annexe
- * Central entrance hallway with doors to principal reception rooms off and staircase to the first floor.
- * Dining room and adjacent lounge, both with doors opening to a private, westerly facing patio looking out over the adjoining paddock and onto Cowbridge Town and surrounding area
- * Country kitchen with two oven oil fired 'AGA', a range of units and central island with appliances, where fitted, to remain, including: separate twin oven, gas hob and integrated fridge.
- * Adjacent to the kitchen is a living/dining area with space for a dining table and ample additional room for seating. From this sitting area there is access into the leisure suite and also to the rear garden space.
- * Linking through to the leisure space is an inner lobby with an office area off connecting into a utility room beyond which is a wet room/WC and the leisure complex.
- * Leisure complex includes a heated, indoor swimming pool (approx max 11m x 5m) set in its own barn and with doors and windows looking out over a westerly direction.
- * The area has its own seating area and an open archway leading into a conservatory positioned to enjoy a westerly aspect looking out over own grounds and to Cowbridge in the distance.
- * Additional ground floor guest wing includes: two / three further bedrooms, a living space with wood burner, a kitchenette and a bathroom. There is potential for this to be divided to create additional accommodation.
- * To the first floor are five bedrooms, the two largest both having en-suite bathroom/shower rooms.
- * Of the three further bedrooms, two of which are good double rooms, the other a single bedroom. These share use of a further bathroom.

GARDENS AND GROUNDS

- * Approached via a long driveway, there is access to Thistlefield over a block paved sectional drive onto a paved forecourt parking area. This is an extensive space from which a further paved driveway runs to the rear of the annexe and leads to the garage and workshop block.
- * Garage (approx. max 7.5m x 5.7m) is accessed via a roller shutter door and has an internal door leading into the adjoining workshop (8.6m x 5.7m). A paved area fronts the garage and offers considerable parking space/storage potential.
- * Principal garden area is to the western side of the property, there being a private paved patio accessed from the kitchen/breakfast room, the dining room and the family lounge. This includes a fishpond and open, in turn, onto a lawn area.
- * Beyond the lawn and to the western side of the property is a paddock of about 1.25 acres, ideal for equine /leisure use.

ANNEXE

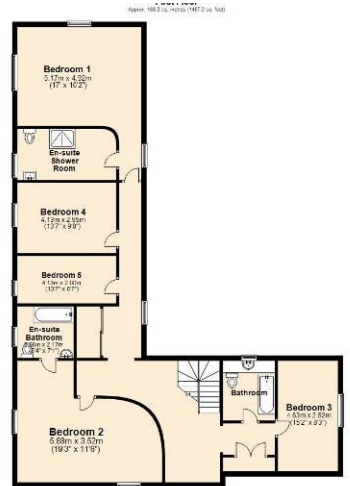
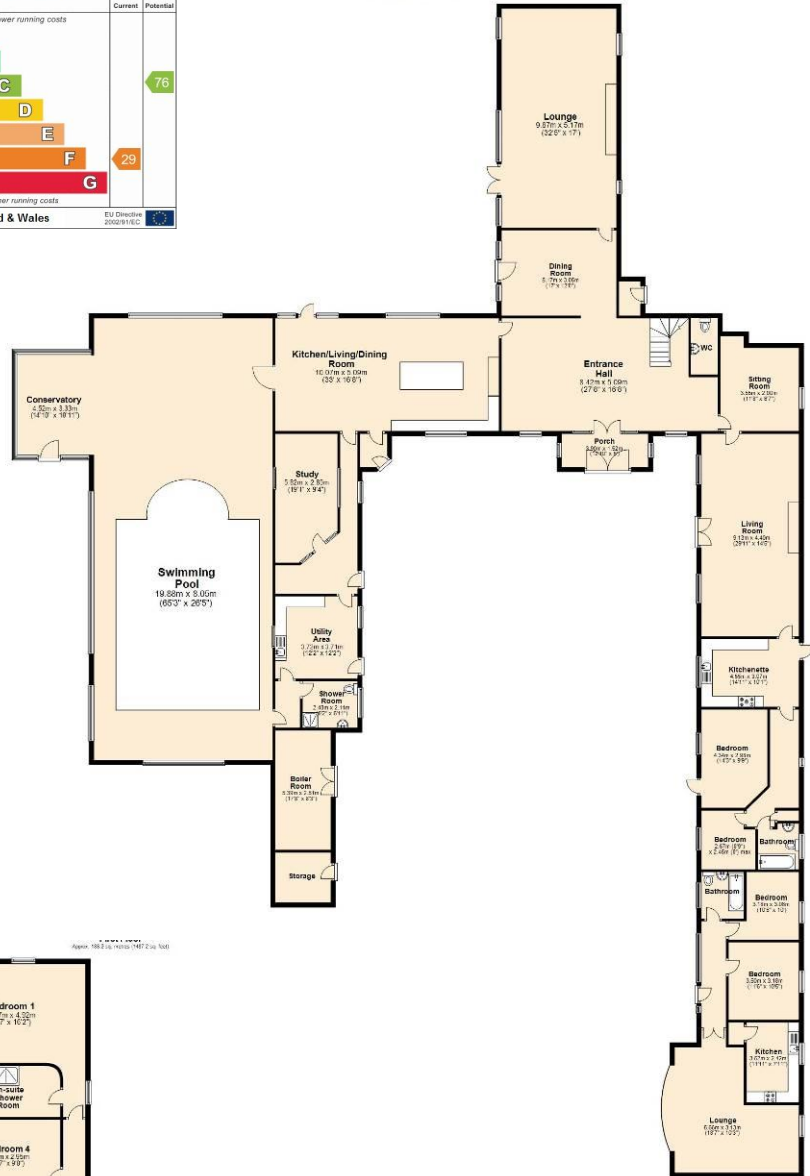
- * 'Cobwebs' cottage adjoins Thistlefield and offers its own self-contained highly rentable accommodation.
- * It has a generous 'L' shaped living/dining room, fitted kitchen, two double bedrooms and a bathroom.

TENURE AND SERVICES

Freehold. Mains electric, water and gas connect to the property. Cess pit drainage. Gas-fired central heating; Oil-fired Aga.

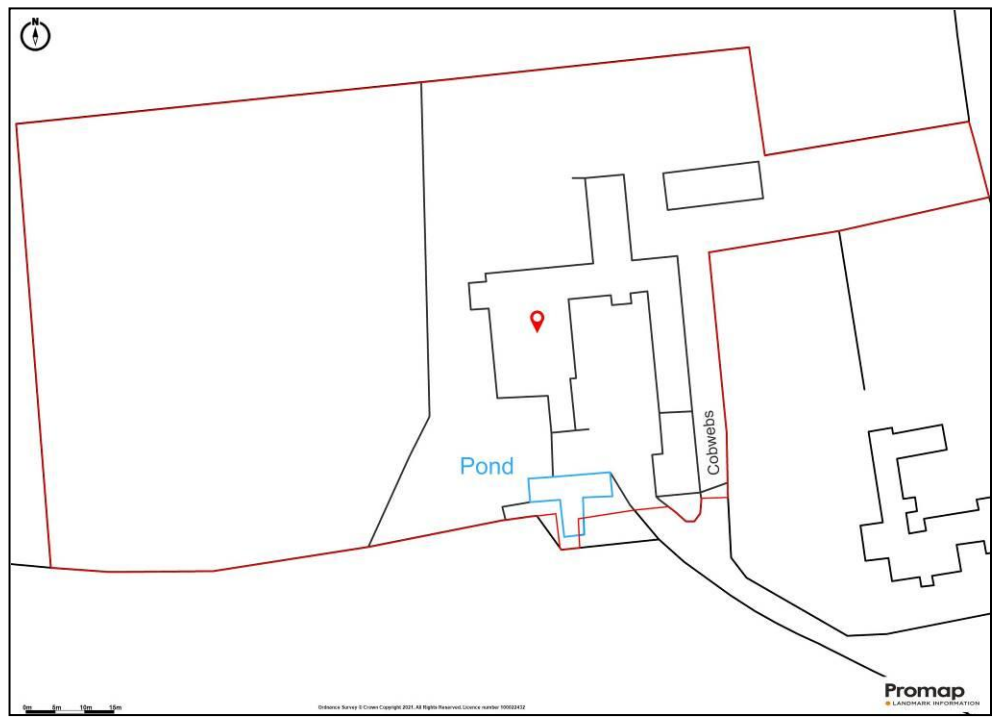
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		29
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
Plan No. 001/18 + V1/C (04/03/18) (02)



Total area: approx. 727.4 sq. metres (7827.2 sq. feet)
*All dimensions are approximate

Any maps and floorplans included in these 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 part of any contract.









Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

