



Mill Cottage , Greenfield Way
Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7JW





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£650,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Located in one of the most historic parts of Llanblethian village, Mill Cottage is within a stones throw of St. Quentins Castle, The Mill and The Three Fields. The extended accommodation offers much space for the family together with a wealth of character. Accommodation includes: living room with wood burner, kitchen opening to dining area, garden room with double doors leading to south west facing garden. Master bedroom with en suite shower room, three further double bedrooms and bathroom. South west facing garden and large timber store shed.. Off-road parking.

Directions

From our office in Cowbridge Town Centre, travel in an easterly direction along High Street into Eastgate. At the traffic lights, turn right into St. Athan Road and immediately right again onto Broadway. Travel along Broadway, passing Ysgol Iolo Morgannwg and continue down the hill into Llanblethian Village. Turn right at the bottom of Broadway into Castle Hill; then an immediate left into Greenfield Way. Mill Cottage is located to the far end of Greenfield Way, on the corner with St Quentins Hill.

- Cardiff City Centre 13 miles
- M4 (J35, Pencoed) 6.8 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Located to one of the oldest, most historic parts of Llanblethian village, Mill Cottage was originally two cottages and is reputed to date back over 200 years.
- * In more recent years it has been extended to create a sizeable additional living room with master bedroom over.
- * Offering very comfortable family accommodation, there is much scope to further improve if required.
- * Principal entrance doorway opens into family dining space which is to the heart of the property.
- * From here, double doors lead to the garden room; the kitchen is immediately adjacent and leads through to the family lounge.
- * A stone spiral staircase leads from here to the first floor bedroom accommodation; a second stone spiral staircase - reflecting its history as two cottages - is accessible from the family lounge.
- * Kitchen is open to the dining room and has a broad window overlooking the rear yard area.
- * It includes a good range of storage units with double oven and hob to remain; space remains for a tall fridge freezer.
- * A neat study space off the kitchen links through to the family lounge.
- * Family lounge was originally part of No.2 Mill Cottages and includes a wood burner set on a raised hearth within an exposed stone chimney breast.
- * A rear entrance porchway / utility area has space/plumbing for washing machine, a cloakroom/WC and a store cupboard; a door from here leads to a yard with garden beyond.
- * The garden room is a most significant addition to the property with French doors to the garden and a window looking onto Greenfield Way. This lovely light room has exposed wooden flooring and staircase to the master bedroom.
- * Master bedroom is a good double room and has its own en-suite shower room/WC.
- * Windows from the master bedroom look over the garden.
- * The three further double bedrooms are accessed from a shared landing area.
- * All these three bedrooms have use of the family bathroom with its bath and separate shower.

GARDENS AND GROUNDS

- * Mill Cottage is located on the corner of Greenfield Way and St. Quintins Hill.
- * Its garden fronts on to Greenfield Way from which there is access into an off-road parking space.
- * Parking space, in turn, leads onto a larger area of landscape garden including a stunning magnolia tree surrounded by lawn; a path from here runs to a paved patio area accessed directly from the garden room.
- * Garden is a lovely sheltered spot and enjoys a sunny south westerly aspect and is screened from the road by dematis-covered walling.
- * Paving extends to the rear of the property and into the utility room / rear entrance porch.
- * Timber garden store shed (approx. max. 5m x 2m) is to remain.
- * Principal access to the property is from Greenfield Way, there being two entrances with porches echoing the original property being two separate cottages.

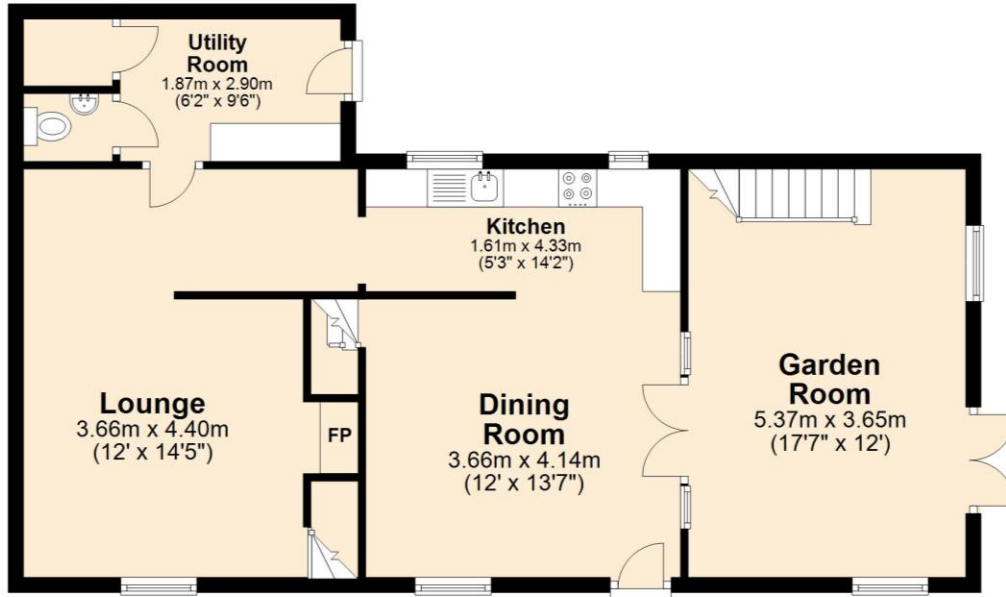
TENURE AND SERVICES

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



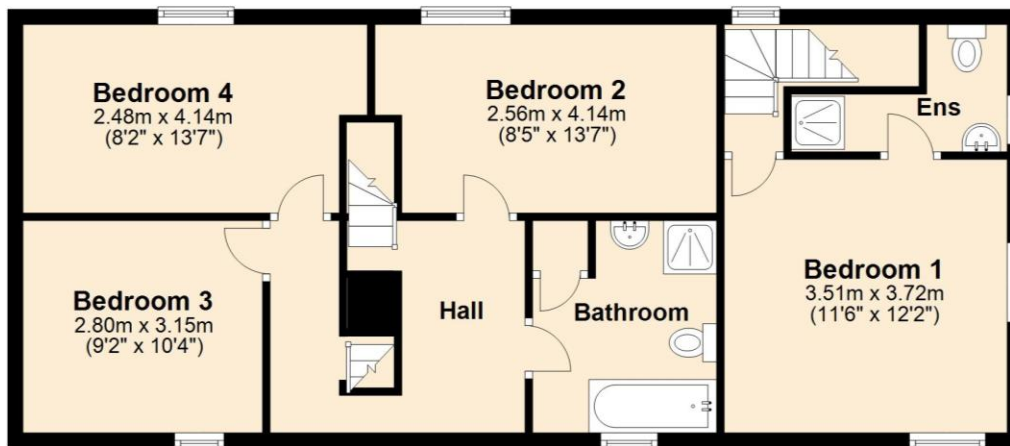
Ground Floor

Approx. 75.0 sq. metres (807.2 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.1 sq. feet)



Total area: approx. 143.8 sq. metres (1547.4 sq. feet)

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

Awaiting Energy Performance Certificate



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