



Gileston Cottage,  
Gileston, Vale of Glamorgan, CF62 4HX









# Gileston Cottage, Gileston, Vale of Glamorgan, CF62 4HX

£895,000 Freehold

## 5 Bedrooms : 3 Bathrooms : 4 Reception Rooms

- Gileston Cottage is a spacious character property with stunning sea views.
- Within a short walk to Gileston Beach
- Filled with character features

The flexible accommodation comprises;

- Porch
- Living room
- Sitting room
- Dining room/study
- Kitchen/breakfast room
- Utility room
- WC

To the first floor;

- Four double bedrooms
- Two bathrooms.

Secondary accommodation;

- Kitchen/dining room
- Lounge
- Double bedroom
- Shower room.

Gardens & Grounds;

- Off road parking
- Garage
- Front & rear landscaped gardens
- Further workshop & storage
- Swimming pool.

### Directions

Gileston village is off the B4265 coastal road – Llantwit Major to Cardiff. Turn off at the St. Athan crossroads and War Memorial, proceed a few hundred yards to the village. There is a red phone box on a triangular piece of ground. Follow the road, heading towards the sea where you will see Gileston Cottage on your left hand side.

**Your local office: Cowbridge**

T 01446 773500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)







## Summary of Accommodation

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### SITUATION

Gileston is situated off the B425 coastal road and includes a Historic Church and Manor House, plus a number of character cottages and more modern houses. The Village of St. Athan, which is some three quarters of a mile distance, offers some local shops, a Primary School, doctors surgery and pharmacy. The Town of Llantwit Major is approximately three and a half miles to the west and offers a comprehensive range of shops, restaurants, a leisure centre with swimming pool, comprehensive school and a "park and ride" railway station with access to Cardiff and Bridgend.

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### ABOUT THE PROPERTY

- \* Gileston Cottage is accessed into a porch with composite front door & space for storage
- \* The living room is fitted with a central feature open fireplace and solid oak staircase leads to the first floor
- \* Sitting room benefits from a further log burner with stone surround
- \* Spacious kitchen/breakfast room fitted with a range of fitted wall and base units & log burner
- \* Fitted appliances to remain; fridge/freezer, oven, grill, dishwasher & induction hob
- \* Third reception room with flexibility of being used as a formal dining room or study
- \* Utility room & WC with further storage and plumbing for a washing machine
- \* To the first floor;
- \* Four double bedrooms; three of which include fitted storage with an abundance of character features
- \* Two family bathrooms, recently modernised one of which is fitted with a roll top copper bath

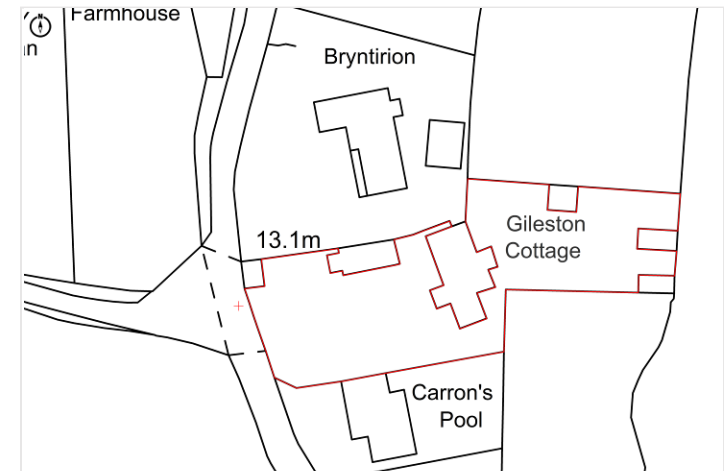
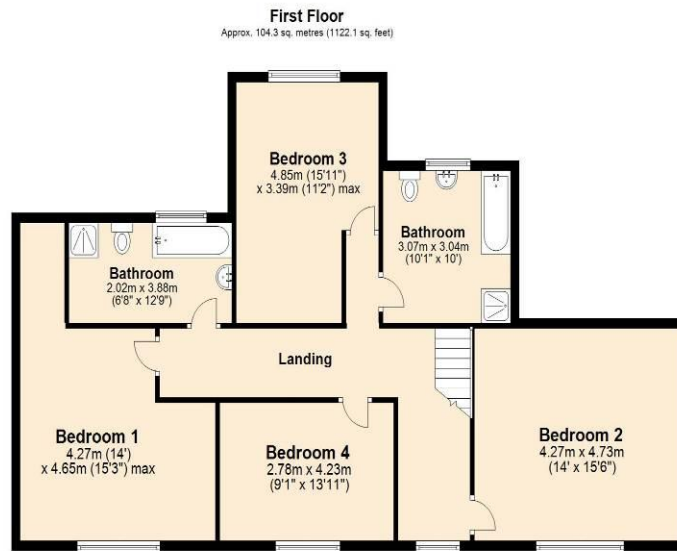
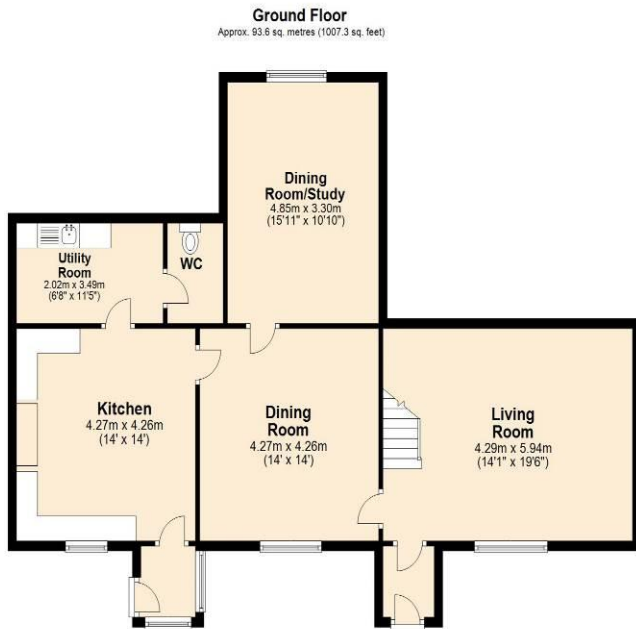
### GARDENS AND GROUNDS

- \* Gated driveway with parking for several vehicles
  - \* "The Dog Shed" storage with power & further garage facilities
  - \* Front garden with lawned and patio areas which enjoy the stunning sea views
  - \* To the rear of the property is a further sociable garden
  - \* With outdoor heated swimming pool
  - \* Patio & lawned gardens with a range of mature shrubs & bushes
  - \* Vegetable garden & greenhouse
  - \* Further workshop & storage shed
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### TENURE AND SERVICES

Freehold. Mains drainage, electric and water connect to the property. Oil fired central heating.

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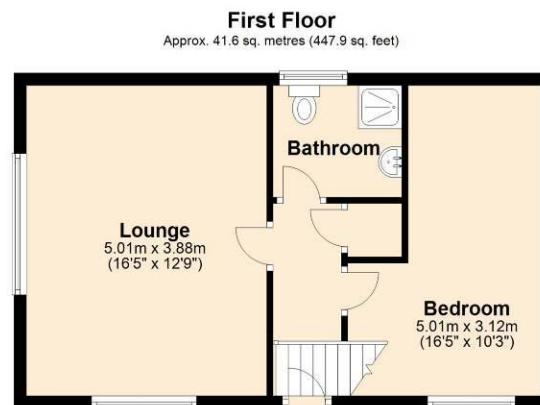
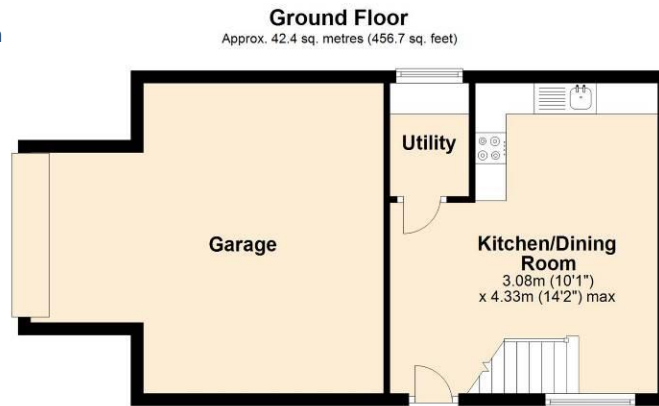


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### ANNEXE/HOLIDAY LET "Pebbles"

- \* "Pebbles" is currently run as a successful holiday let
- \* With potential to change use to annexe accommodation (subject to relevant planning permission)
- \* The accommodation is accessed into the open-plan kitchen/dining room
- \* Fitted with a range of units, integrated oven, ceramic hob & extractor
- \* Slate flooring & an oak staircase leads to the first floor
- \* Utility room with extra storage and plumbing
- \* To the first floor:
  - \* Living room with central feature log burner
  - \* Double bedroom
  - \* Modern fitted shower room
- \* Visitors to "Pebbles" have access to their own private garden



Total area: approx. 84.0 sq. metres (904.6 sq. feet)

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









### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



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