



The Old Parsonage,
Colwinston, Vale of Glamorgan, CF71 7NL





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Price on Application Freehold

5 Bedrooms : 2 Bathrooms : 4 Reception Rooms

A truly stunning village house of great charm and immense character located on the southern edge of this sought-after village. This Grade II listed thatched house has extensive flexible accommodation, with all rooms of a good proportion and high ceilings for a period property and naturally light. All principle living rooms and bedrooms enjoy views over the pretty gardens and surrounding countryside. Accommodation includes lounge, sitting rooms, dining room, kitchen - breakfast room and study. Also a cloakroom, boot room and utility room. On the first floor are 5 bedrooms, a bathroom and shower room. Large attic space. Superbly tended south facing gardens and grounds of just over 3/4 acre with flagstone paved terrace, several seating areas, and private outdoor heated swimming pool. The property further benefits from 'The Little Parsonage', a separate stone built versatile home office / summerhouse / gym or guest accommodation. Driveway parking for 3 cars.

Location

The Old Parsonage is located in the heart of Colwinston village opposite St. Michael's and All Angels Church and a short stroll from the popular Sycamore Tree Inn public house. The thriving village also has a shop / cafe, a village hall and a highly regarded primary school (newly built) judged 'good' and 'excellent' in all categories by ESYN. The village is close to the vibrant market town of Cowbridge, noted for its independent shops, cafes and restaurants and the outstanding Comprehensive School. Sporting facilities are extensive with several golf courses, horse riding on the sand dunes at Ogmere and watersports at the many nearby beaches.

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Summary of Accommodation

ABOUT THE PROPERTY

- * A truly stunning Grade II listed thatched home of immense character located at the southern edges of the ever popular village of Colwinston
- * Thought to date back to the mid 16th century offering a thoughtful combination of true period features and modern convenience
- * Generous, flexible family accommodation with significant, south facing, private gardens and grounds of just over 3/4 of an acre
- * Entrance porch with cloakroom off.
- * Lounge with oak beamed ceiling and featuring a cast iron stove recessed within an Inglenook fireplace. Double, French doors leading to flagstone-paved patio with garden beyond.
- * A bespoke, handcrafted oak staircase leads to the first floor bedrooms while an inner door leads to a study with utility area beyond; a further door leads into the dining room.
- * The spacious dining room features a Clearview log burner and cosy reading nook in the window seat overlooking the gardens. It connects from here to an inner hallway off which is a family sitting room and the kitchen/breakfast room.
- * Kitchen/breakfast has double French doors opening on to the paved terrace with garden beyond.
- * The solid oak, bespoke 'Underwood of Buckinghamshire' kitchen includes granite surfaces and central island.
- * The 5-oven LPG-fired Aga and integrated dishwasher are both to remain; space remains for a fridge/freezer.
- * A study is fitted with 'Neville Johnson' desks, cabinets and matching shelves, beyond which is a fitted utility area / side entrance / boot room.
- * To the first floor are five bedrooms all of which enjoy the fine southerly aspect looking out over own gardens and grounds uninterrupted onto fields and farmland beyond.
- * There is a shower room and luxurious bathroom positioned to the eastern end of the property and the western end respectively.

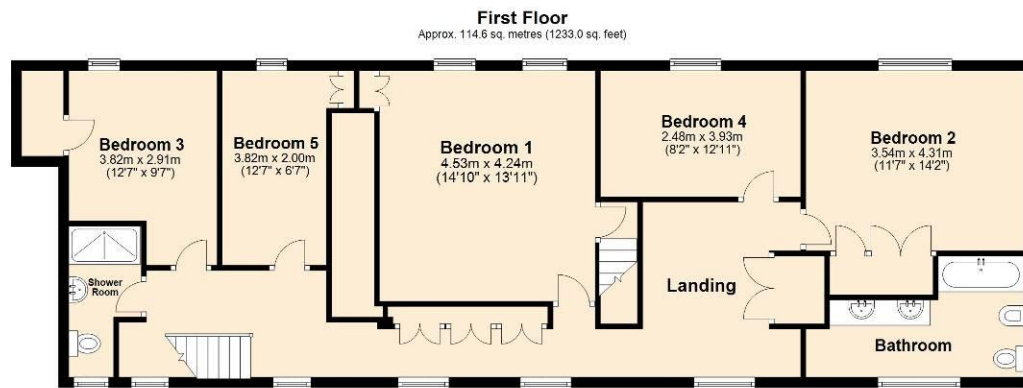
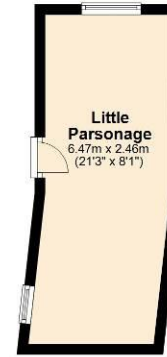
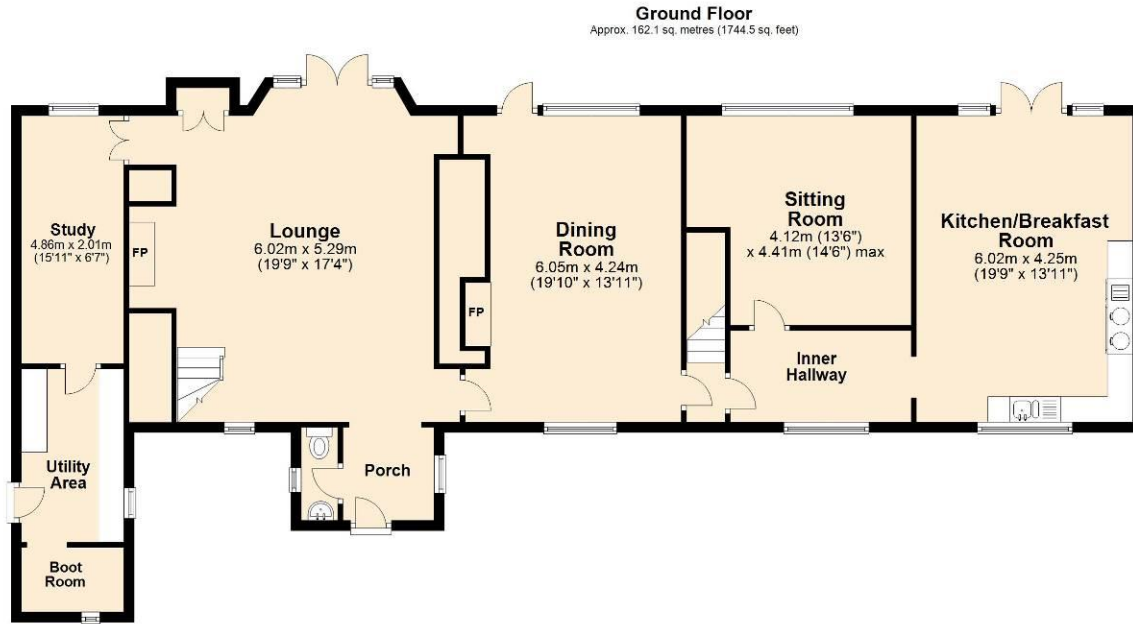
GARDENS AND GROUNDS

- * The Old Parsonage located at the southern edge of the village of Colwinston within yards of the Church of St Michael.
- * Fronting the property a gated entrance leads from the village lane to off road parking area for up to three cars.
- * All the principal living- and bedrooms in the property are positioned to enjoy the southerly aspect either looking out over and/or opening onto the patio with lawned gardens beyond.
- * An especially broad and deep flagstone paved patio runs the width of the plot and is ideal for summer dining. This opens, in turn, into a considerably larger lawn flanked by thoughtfully planted and well tended flower and shrub beds.
- * Mid-way along the garden is the 'Little Parsonage', a stone-built home office / gym / summerhouse / guest accommodation, with power and wifi connected
- * Conifer screening encloses a Mediterranean-inspired pool area centred on a kidney-shaped heated swimming pool.
- * The pool is surrounded by flagstones and includes a changing / shower room and adjoining boiler / filtration room
- * Garden continues past this pool area through a wisteria-dad pergola flanked, to one side by a Tudor-style knot garden and, to the other side, by raised vegetable beds. This connects, in turn, to an orchard.
- * Gardens and grounds measure about 0.8 of an acre in total

TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. The central heating and Aga are both LPG-fired.





Total area: approx. 276.6 sq. metres (2977.5 sq. feet)

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



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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