



**Hill Cottage ,
Bonvilston, Vale of Glamorgan, CF5 6TR**





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£669,950 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A detached family home offering exceptional, deceptively spacious accommodation and extremely useable outside spaces. Family lounge, garden room opening to courtyard garden. Stunning kitchen opening to dining area. Also utility room and cloakroom. Master bedroom en suite; three further double bedrooms and bathroom. Ample parking, courtyard garden with summer house / home office/work room and garage / store. Also swim jet pool and hot tub. Viewing a must.

EPC rating: D60

Directions

From our High Street Office proceed in an easterly direction towards Cardiff, along the A48. On reaching the Village of Bonvilston pass the Red Lion Public House and also the turning into Maes Y Ffynnon. Drop down the hill and, as your rise up, turn left into a driveway before you reach the 'Sycamore Cross' crossroads. Hill Cottage will be to your left, one of two properties that use this access.

- Cowbridge 5.1 miles
 - Cardiff City Centre 7.7 miles
 - M4 (J33) 6.4 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Hill Cottage is located close to the eastern end of the village of Bonvilston and facing onto the A48.
- * The original cottage has been extended over time and more recently comprehensively refurbished and modernised throughout.
- * It offers a great, deceptively spacious home with unrivalled amenities for families.
- * A porch to the front of the property leads into the family lounge, to the very heart of the original cottage property. This spacious family lounge has exposed stone walling in part and a gas fire recess within a chimney breast.
- * From this lounge, a staircase leads to the first floor while doors leading to kitchen/living/dining space and also to a garden room area.
- * Dining area is open plan to the kitchen and includes a bespoke dining table with solid quartz top which is to remain.
- * The kitchen is a superb contemporary space with 'Range master' range cooker to remain. Further appliances where fitted are to remain and include dishwasher and fridge.
- * Kitchen opens on to an additional garden room which, in turn, has windows looking out over, and adjacent doors opening to, a west facing sizeable courtyard garden.
- * Beyond the garden room is a utility room and cloakroom area.
- * All four bedrooms and family bathroom are located to the first floor.
- * Most impressive master bedroom with fitted wardrobes and its own contemporary en suite with walk-in shower.
- * The three further bedrooms are all doubles and all share use of the stylish family bathroom.

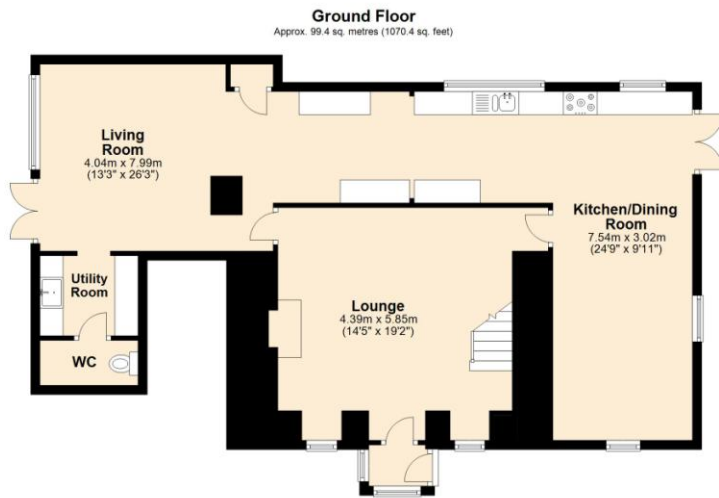
GARDENS AND GROUNDS

- * Hill Cottage is set within a generous plot of about 1/4 of an acre which has been used to maximum benefit of the property.
- * From the A48, there is a right of access leading, via a gated entrance, onto a parking area. This broad, resin-coated parking area has ample room for a number of cars.
- * Off this is a garage block with initial storage area and a separate pedestrian door leading into a work room/home office (approx. 4.2m x 3.3m) offering many and varied uses.
- * From this parking area a path flanked by decking to two sides leads to the property. One section of the deck is ideal as a seating area; the other side includes a sunken spa-jet pool and hot tub. This area is successfully screened from the road by high mature hedging.
- * Steps lead down to the primary entrance to the property and from which a gated entrance leads to a rear courtyard garden.
- * To the western side of the property is a more sheltered, private courtyard garden positioned to enjoy a westerly aspect.
- * It is a sizeable "press crete" area with summer house positioned to the far end (approx. max. 5m x 5m, not inspected internally).

TENURE AND SERVICES

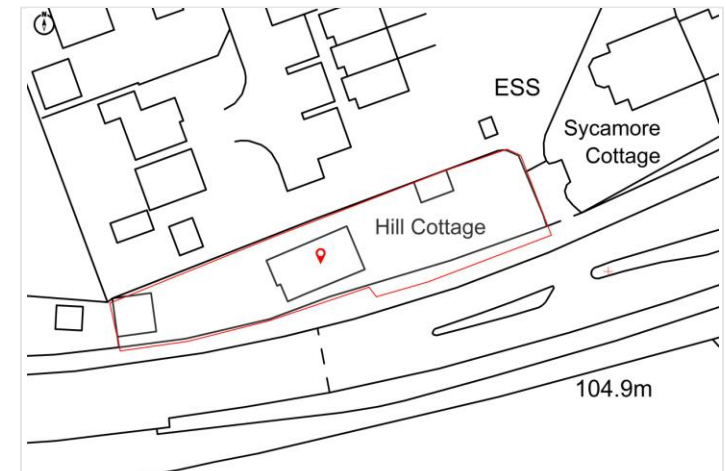
Freehold. All mains services connected. Gas-fired central heating. Council Tax Band G





Total area: approx. 164.8 sq. metres (1774.4 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 | 80 | |
| (39-54) | E | | |
| (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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