



Tewgoed House, Pentre Meyrick,
Cowbridge, CF71 7RN



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Guide Price £1,595,000 Freehold

**5 Bedrooms : 4 Bathrooms : 4 Reception Rooms :
2 Bedroom Coach House**

A fantastic opportunity to purchase this substantial detached five bedroom family home. Located within approx.1.94 acres of mature landscaped gardens and grounds with outdoor swimming pool. Nestled in a completely private location in Pentre Meyrick yet within a few minutes' drive to Cowbridge Town. Dating back to the 18th century, having been recently restored and tastefully modernised throughout. Offering flexible accommodation to include separate coach house with two self-contained guest apartments. Comprising; formal dining room, lounge, snug, kitchen/breakfast room, boot room, utility and boiler room, WC. Five double bedrooms to the main house, three with en-suites and an impressive family bathroom. Externally presenting manicured gardens, sun terrace with gazebo, courtyard garden plus games room, sweeping gated driveway and large nine car garage with office. Catchment area for Cowbridge School. EPC RATING; D59.

Directions

From our Cowbridge Offices travel to the west of the Town and join the A48 (sign-posted for Bridgend). Approximately one mile further on, at the Pentre Meyrick cross roads, turn right heading towards Llangan; whereby the property will be found on your right hand side.

- Cowbridge Town Centre 2.0 miles
- Cardiff City Centre 17.9 miles
- M4 (J36) 4.3 miles

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Summary of Accommodation

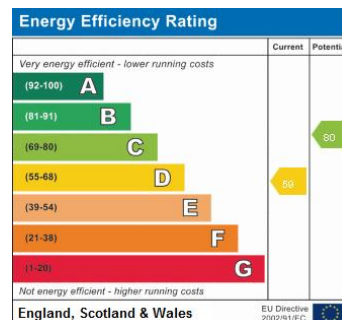
ABOUT THE PROPERTY

- * The grand entrance hallway presents oak bi-folding doors which open into the formal dining room with solid oak flooring, views over the west-facing courtyard, front lawn and French doors opening out onto the sun terrace / swimming pool.
- * Off from the entrance hallway lies a utility room, a carpeted staircase leads to the first floor landing and WC.
- * Towards the oldest part of the property and offering a wealth of original features lies the lounge with ceiling beams, cast iron log burner with stone hearth and dual aspect windows with traditionally deep sills.
- * A Medieval style door opens into the snug area which is filled with charm; presenting stone walls, a central stone fireplace with original wooden beam and cast iron burner. French doors open onto the west-facing courtyard and a cupboard houses the oil fired boiler.
- * From the snug, a spiral stairs leads into a generous en-suite double guest room.
- * To the rear of the property and forming part of a more recent extension is the superb kitchen/breakfast room with vaulted ceiling and Velux windows. The kitchen comprises a range of shaker style sage green wall and base units and display cabinets with solid oak butchers block surfaces with co-ordinating central island. A range of appliances to remain to include; freestanding Aga with 4 ovens, warming drawer and gas/electric hobs; additional 4-ring induction hob and double oven with grill and dishwasher.
- * A boiler room and spacious boot room can be found just off from the kitchen.
- * The first floor landing with redained oak balustrade presents a bespoke double storage/airing cupboard which houses the hot water tank and a loft hatch leads to a boarded loft space with pull-down ladder and power supply.
- * Bedroom One offers contemporary décor with two sliding mirror window coverings, composite desks with fitted storage and fitted wardrobes. A delightfully light room offering four windows enjoying views across the grounds, swimming pool and further afield with the benefit of a sleek 4-piece en-suite bathroom.
- * Another double room has the benefit of a 3-piece shower room adjacent.
- * The landing leads to two further additional double rooms with shared use of a modern 3-piece bathroom with airing cupboard housing the 'Vaillant' boiler, Velux window and exposed stone wall.

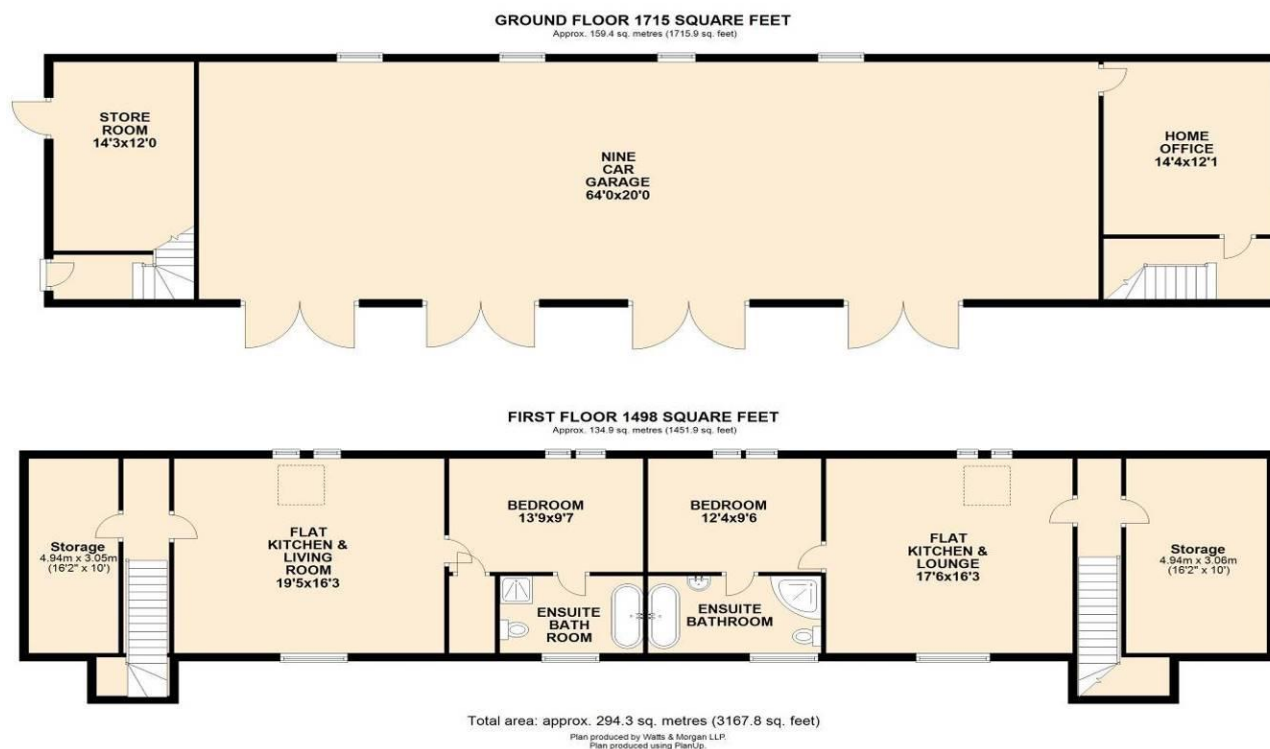




Total area: approx. 313.6 sq. metres (3376.0 sq. feet)
Plan produced by Watts & Morgan LLP
Plan produced using PlanUp



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.



COACH HOUSE

*An impressive detached coach house with four wooden garage doors provide parking for approx. nine vehicles with separate home office and external store room. The large garage offers versatility as use for a studio, gym, work space, etc.

*Above the garages lies two separately accessed double bedroom self-contained guest apartments with fitted kitchen/diner to include; induction hob, fridge, oak flooring and quartz work surfaces. The double room presents fitted wardrobes with a 4-piece luxurious bathroom with roll-top freestanding slipper bath and double shower. Both apartments benefit from a large store room; one store housing the gas-fired boiler.

GARDENS AND GROUNDS

*Tewgoed House is approached from a sweeping block paved driveway with parking for several vehicles surrounded by manicured lawned gardens with impeccable landscaping, mature shrubs, rose bushes and trees.

*Set in approx. 1.94 acres enjoying a superb outdoor swimming pool bordered with compressed resin sun terrace, patio area and brick built gazebo; ideal for a hot tub.

*A private west-facing courtyard garden with pedestrian access from the road presents a patio and astro-turf area, with access into a versatile games room with bar area - externally draped in beautiful wisteria.

*To the far end of the grounds lies a small woodland section.

SERVICES AND TENURE

Mains water. Two boilers heat the main house; oil-fired central heating and LPG gas. Cesspit drainage. Owned solar panels fitted. Council Tax Band E.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





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