



The Covert, St Hilary,
Cowbridge, Vale of Glamorgan, CF71 7DP





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Offers in excess of £1,000,000 Freehold

5 Bedrooms : 2 Bathrooms : 4 Reception Rooms

A quite superb family home set within a plot of about half an acre enjoying a southerly aspect. Spacious, highly adaptable accommodation includes family lounge, garden room, dining room, bespoke kitchen-breakfast room. Master bedroom with en-suite bathroom, four further double bedrooms and bathroom. Also lower ground floor sitting room opening directly onto the garden. Extensive gardens and ample driveway parking. Double garage and stable block/store/home office.

Directions

From our Cowbridge office, travel in an Easterly direction, passing straight over the traffic lights and joining the A48 travelling towards Cardiff. After approximately one mile, take a right hand turn, signposted for St. Hilary. Continue on this lane, entering the village itself, and at a fork in the road turn right (following signs for The Bush Inn). Continue on this lane, bearing right and passing the Bush Inn on your right hand side. As the road slopes downwards, the property is located on the right hand side after about 300 yards.

- Cowbridge 2.5 miles
- Cardiff City Centre 11.7 miles
- M4 (J33) 10.4 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY



- * The Covert is a unique, modern family home positioned in an elevated position towards the edges of St. Hilary Village off a wooded lane.
- * Set within a plot of approximately half an acre, it enjoys a southerly aspect looking out over gardens onto a wooded area beyond.
- * The accommodation is ideal for a family, offering a great degree of flexibility and adaptability.
- * From the hallway, doors lead off to a family living room, to a bedroom wing and to the dining area with kitchen beyond.
- * A spiral staircase leads down to the lower ground floor sitting room whilst a garden room benefits from a westerly aspect to catch the afternoon and evening sun
- * Positioned to the front of the house and with a southerly aspect is a family lounge room including exposed pine boarding, painted brickwork and exposed stone with a wood burning stove recessed within a chimney breast. It is open to the pitch of the ceiling and benefits from an immense amount of natural light.
- * The garden room, to the western side of the property, is a more recent addition to the property, is ideally positioned to look out over the side garden.
- * A dining area is beyond the hallway and located immediately adjacent to the kitchen-breakfast room.
- * Kitchen includes bespoke, handcrafted units painted in Farrow and Ball colours; space remains for a breakfast table.
- * A 'Range master' range cooker is to remain by separate negotiation; space and plumbing for a dishwasher and for a tall fridge freezer.
- * Again, a broad tall window with integrated door enjoys a southerly aspect and opens directly out onto a flagstone-paved seating area including a Wisteria-draped pergola. This sheltered space is ideal for catching the morning and afternoon sun.
- * Located off the dining area is an inner hallway linking through to a utility / laundry room offering considerable extra storage and space/plumbing for a washing machine and further appliances.
- * Master bedroom suite itself includes a large master bedroom with a comprehensive range of fitted, bespoke wardrobes.
- * Beyond this is an especially generous en suite bathroom with five-piece suite including contemporary bath and shower cubicle.
- * The four further double bedrooms are located to the western side of the property, three of them enjoying wonderful views out over the western lawned garden and fishpond. Of these four bedrooms, two of them have fitted wardrobes and all share use of a contemporary bathroom with enamelled bath and power shower over.
- * To the lower ground floor is a very large additional sitting room fitted with a fine array of bespoke bookcases and storage. Doors from here look out over, and open to, a south facing sun terrace.

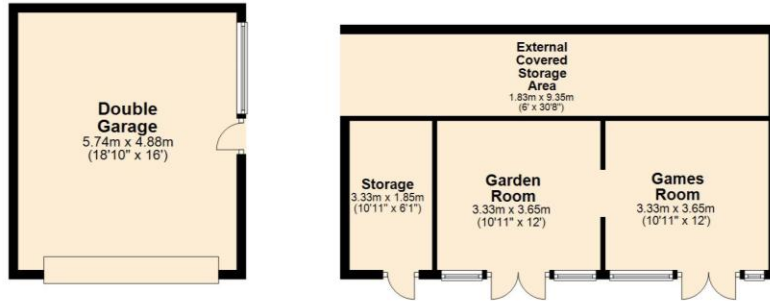
GARDENS AND GROUNDS

- * From its lane frontage, a sloping driveway leads up onto an especially generous parking and turning area.
- * A path leads over a sun terrace with steps continuing to the principal entrance doorway. A timber 5-bar gate leads through to an additional parking area fronting the garage and stable block.
- * The detached double garage has power connected and is accessed via an up and over door.
- * The former stable block includes two interconnecting rooms and a separately accessed store / tack room. A large open store area is to its rear.
- * This stable block has power and water connected and offers considerable potential for many and varied uses including home gym, office, games room, workshop, etc.
- * The immaculate gardens surround the property to three sides and offer a wonderful mix of lawns and comprehensively planted rockery garden, a further lawn and a flagstone paved terrace, with glorious mature flowering white wisteria.
- * Along the western boundary of the grounds is a public footpath, part of the property, but separated from it and hidden by a high solid fence.

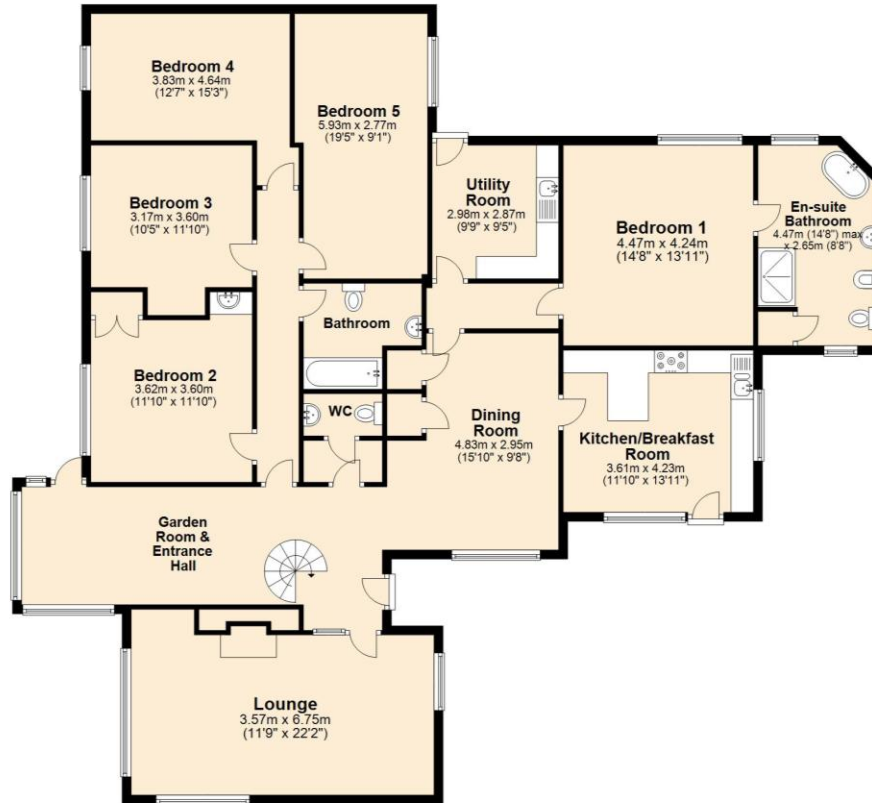
TENURE AND SERVICES

Freehold. Mains electric and water connect to the property. Cess pit drainage. Oil fired central heating. Electric immersion water heating. Council Tax Band H.

Garage and Stable Block
Approx. 59.1 sq. metres (636.5 sq. feet)



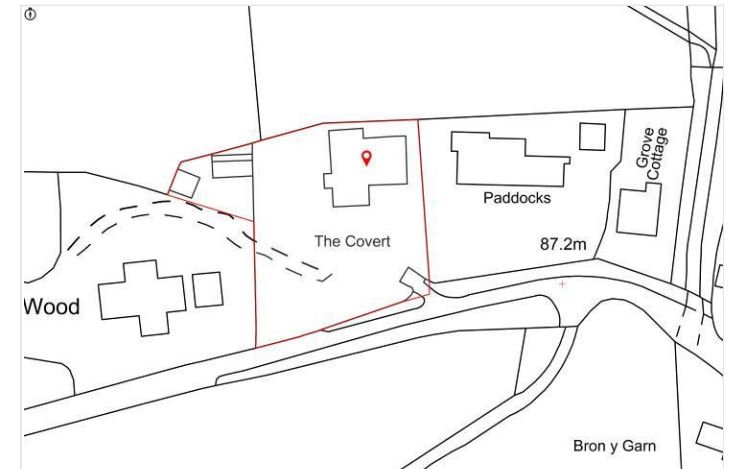
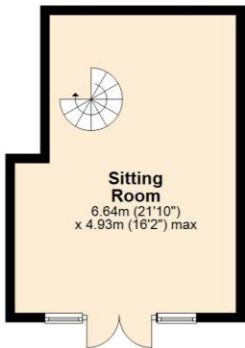
Ground Floor
Approx. 203.6 sq. metres (2194.0 sq. feet)



Total area: approx. 293.2 sq. metres (3155.9 sq. feet)

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

Lower Ground Floor
Approx. 30.2 sq. metres (325.3 sq. feet)



EPC Graph to be inserted



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