





Cape Horn Cottage Well Road

East Aberthaw

Charming 2-bed cottage in village heart, historic allure with modern comfort. Featuring inglenook fireplace, double bedrooms, modern kitchen, shower/WC. Additional cwtch/2nd kitchen, large garden with hot tub & garage. Formerly part of Fonmon estate.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- A GLORIOUS AND HISTORIC COTTAGE
- STUNNING INGLENOOK FIREPLACE WITH BREAD OVEN
- TWO DOUBLE BEDROOMS WITH WARDROBES
- MODERN KITCHEN AND SHOWER ROOM/WC
- ADDITIONAL CWTCH/UTILITY/2ND KITCHEN SPACE
- EXCELLENT PARKING, DOUBLE GARAGE AND OUTHOUSES
- PICTURESQUE SOUTHERLY GARDEN
- HOT TUB, LARGE PET RUN, GAZEBO, SUMMER HOUSE
- EPC RATING OF G10





Lounge Dining Room - 19' 1" x 16' 5" (5.82m x 5.00m)
 A sumptuous living area with Oak flooring. The focal point is the magnificent Inglenook fireplace that has been swept in April 2024. It comprises a multi fuel burner and adjacent bread oven. It has cut stone sides and an Oak lintel. Separately, a glazed door leads out to the main garden area. Off the living area and raised is a dining space with window (with seat) looking on to the garden. Here there is a second fireplace with inset display shelf. Oil radiator, refitted fuse-box (2018) and gorgeous beamed ceiling.

Inner Hall Space - With a solid Oak flooring and complementing spiral staircase leading to the first floor. Column panelled doors access the kitchen and shower room whilst bi-folding Oak doors lead to the impressive main living room with dining area off.

Kitchen - 12' 0" x 11' 3" (3.66m x 3.43m)
 With a striking tiled flooring, the kitchen is beautifully and tastefully fitted and carved around the original stone walls. The focal point is an oil fired Rayburn cooker which also fires the heating/radiators. There are woodblock tops, a Belfast sink inset 4 ring NEFF ceramic hob with cooker hood over, integral dishwasher and space for washing machine. Magnificent exposed stone wall with inset side uPVC window. Feature beamed ceiling with skylight feature. Pantry style cupboard excluded from dimensions given.



Shower Room - 6' 7" x 5' 10" (2.01m x 1.78m)
 A modern twist is offered with this contemporary shower room which comprises a white WC, double shower cubicle with electric shower and basin with vanity cupboard under. Tiled flooring and walls, chrome heated towel rail and skylight window. Mirror and handy storage cupboard.



Cwtch - Utility Area - 10' 4" x 10' 3" (3.15m x 3.12m)

Accessed via a uPVC door (with matching side windows), this really functional room has a tiled flooring, various fitted storage cupboards (plus integral fridge/freezer) and a Belfast style ceramic square sink unit with mixer tap over. Feature beamed ceiling, electric radiator and a multi paned door leads to the central inner hall area.

Landing

Accessed via the engineered Oak spiral staircase, the landing has a sealed window unit, door to a very functional linen cupboard and two further panelled and typically cottage doors which lead to the two double bedrooms. Beamed ceiling and radiator.

Bedroom One

14' 8" x 9' 2" (4.47m x 2.79m)

A carpeted double bedroom with shuttered front window enjoying a lovely rural aspect, radiator and two fitted double wardrobes excluded from dimensions given. Further access to the hot water tank. Bedroom fireplace with flagstone hearth.

Bedroom Two

11' 8" x 10' 6" (3.56m x 3.20m)

A second double bedroom with polished boarded floor. There is a shuttered front uPVC window and range of two double wardrobes. Beamed ceiling.





GARDEN

Effectively to the front of the property and accessed either spiral stone steps from Well Road or from the living room. There is great privacy and discreet areas comprising a pergola with hot tub (to remain), professionally built windproof gazebo, lawn, patio and summer house style construction which is insulated and access via double doors. An ideal office, craft area, storage facility or else. It measures approximately 9 foot by 7 foot and has a pitched roof and has electricity and Wi-Fi. To the side of the property there is a cleverly added pet run which is ideal for chickens, rabbits and so on. Outdoor sockets.

REAR GARDEN

Effectively to the side of the property and with areas bisecting the initial shared driveway. There is a raised vegetable bed 7ft 6ins x 6ft plus productive fruit trees - pear, plum, raspberries, blackcurrants and fig. Behind the garage is a further hidden shed along with two separate dry sheds that have been refurbished and improved. One is a great log store! Separately, a brick paviour path with planted area which leads to the alternative access door which in turn leads to the cwtch/utility. Here there is an outside tap and external socket.

DRIVEWAY

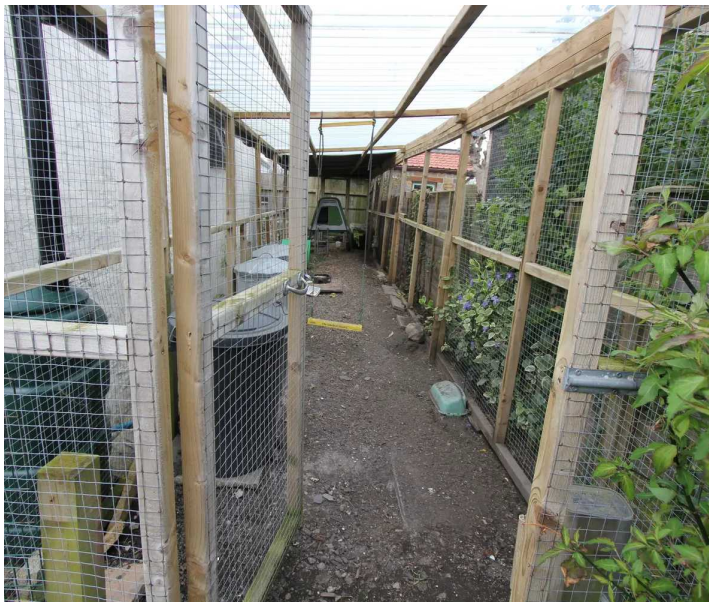
4 Parking Spaces

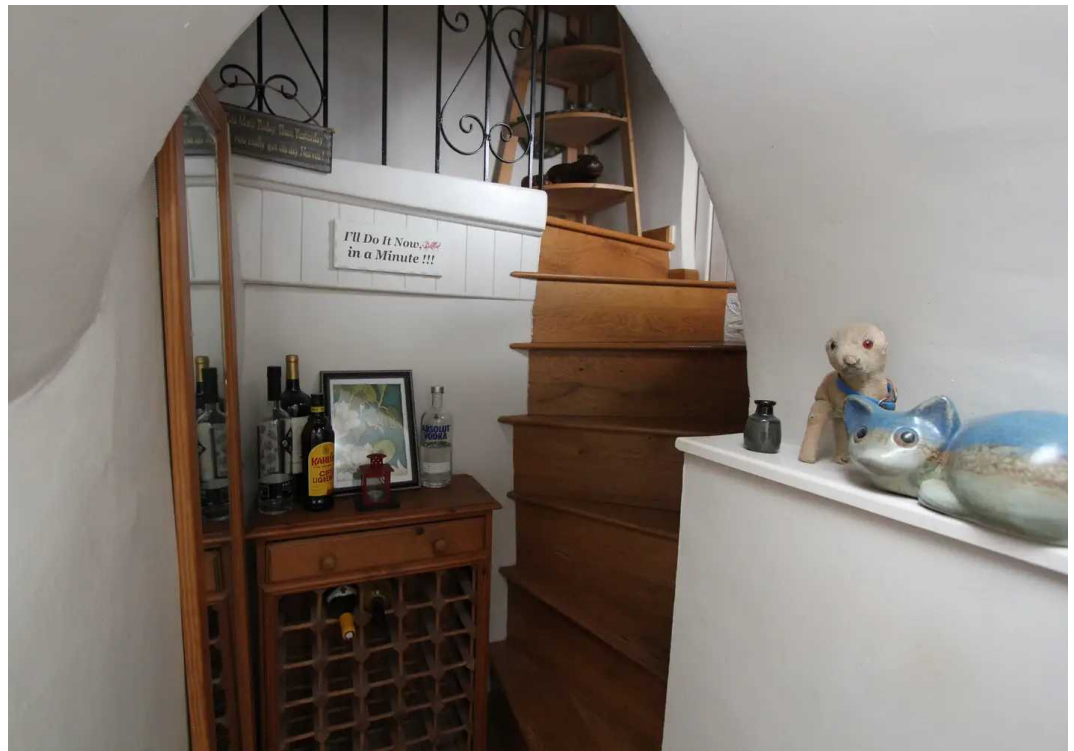
A majority block paved area (also some stone chippings) with off road parking for 4, perhaps 6, vehicles. This leads to the detached wooden built double garage

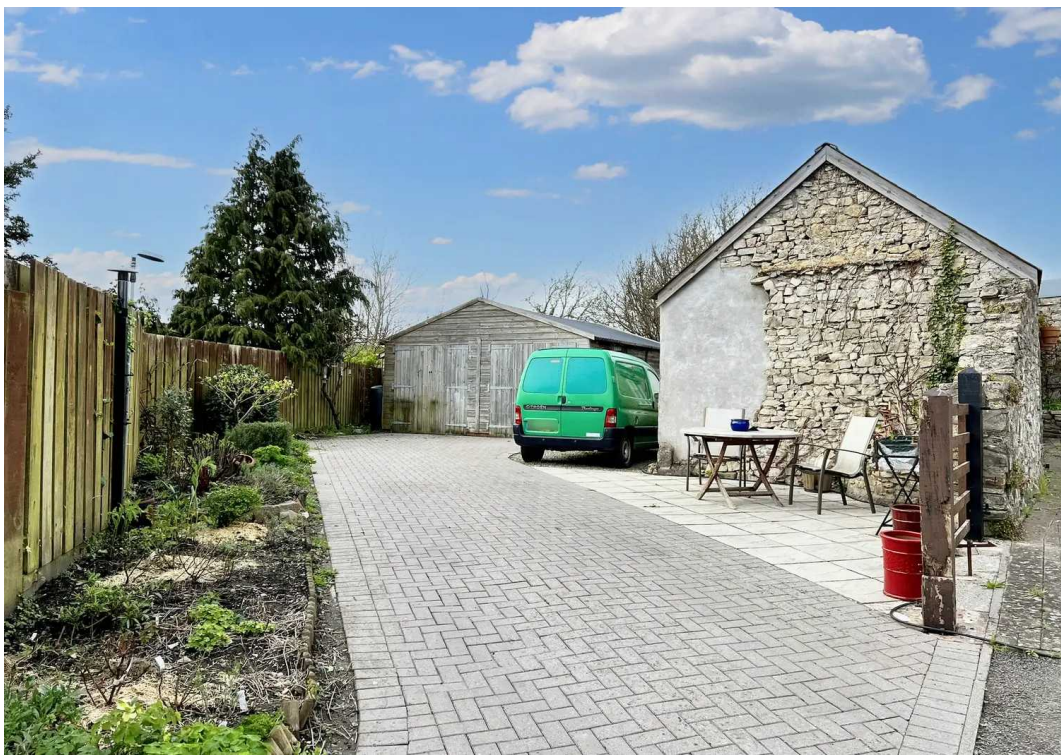
DOUBLE GARAGE

2 Parking Spaces

Approximately, 20 foot by 17 foot, this wooden built detached double garage has the benefit of electricity via its own consumer unit.



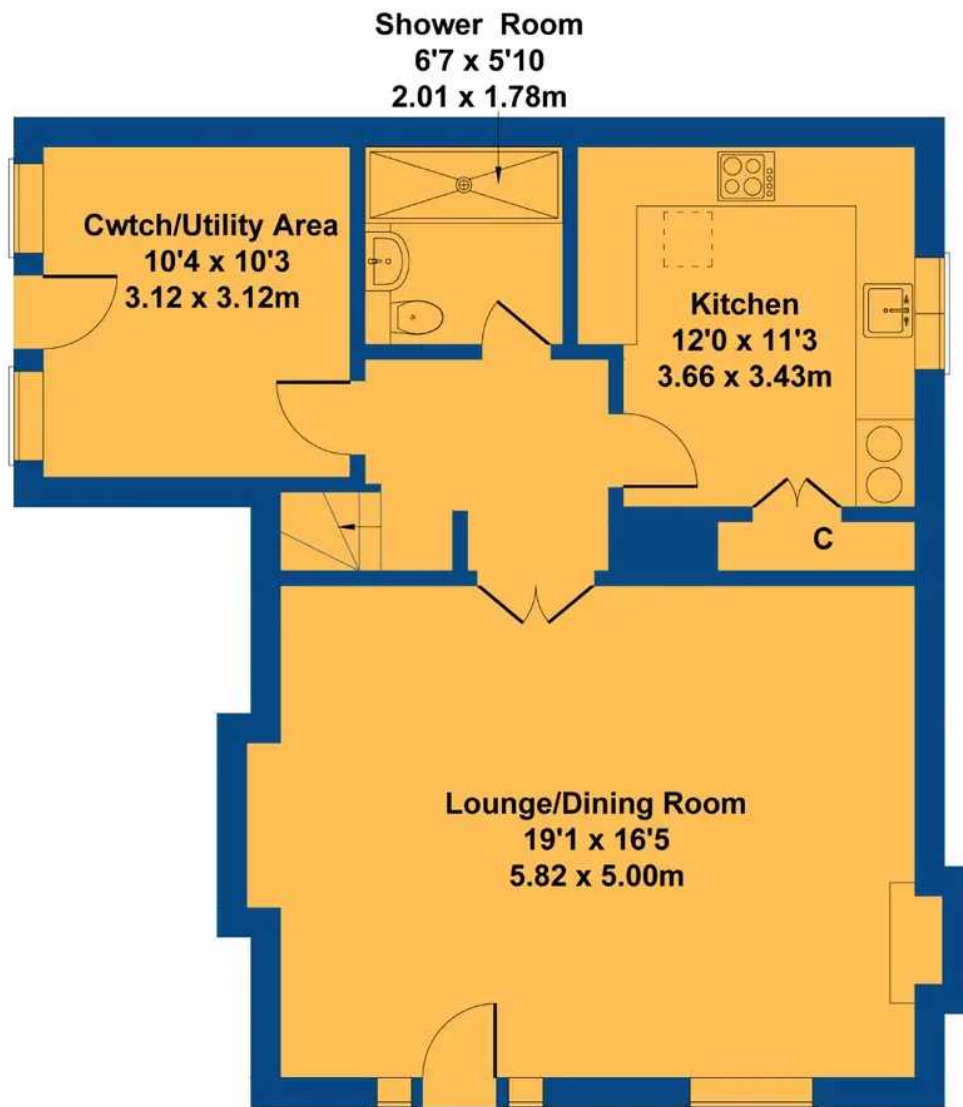




Cape Horn Cottage

Approximate Gross Internal Area

1108 sq ft - 103 sq m

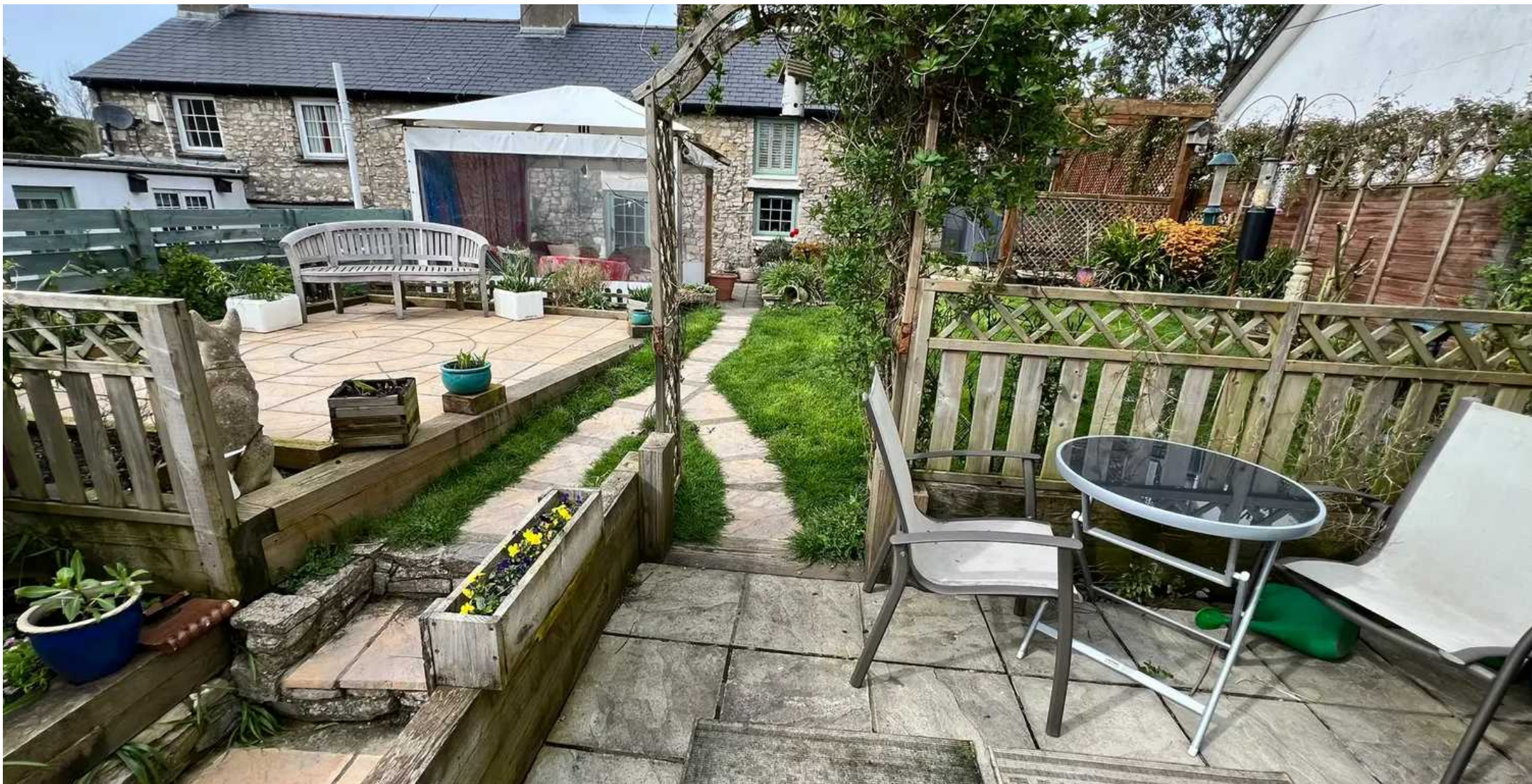


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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