

Orchard Lodge Orchard Close, Boverton
£499,995



Orchard Lodge Orchard Close

Boverton, Llantwit Major

Rare stone-built period home with character features. 3 beds, 2 driveway spaces, garden with studio/office. Call now!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stone built period home recorded as a county treasure
- Character features including flagstone floors, wooden beams and exposed stone work
- Home office / studio
- Three bedrooms / three reception rooms
- Two driveway parking spaces
- EPC 59D





Entrance Hall

Wooden door with leaded glass pane to front. Two leaded windows to either side. Flagstone flooring. Exposed stone. Under stairs cupboard. Doors to lounge and kitchen. Stairs to first floor.

Living Room

17' 11" x 11' 6" (5.46m x 3.51m)

Leaded windows to front and rear. Leaded french doors to front. Stone fireplace and hearth with woodburning stove and wooden beam. Walls featuring exposed stonework. Carpet flooring. Door to entrance hall.

Garden Room

13' 4" x 12' 8" (4.06m x 3.86m)

Extended in 2010/11. Leaded window to rear. Leaded french doors to side garden. Arrow slit window into dining room. Tile effect laminate flooring. Door to inner hall.

Kitchen

9' 4" x 9' 3" (2.84m x 2.82m)

Leaded obscured window to rear, two porthole windows to rear. Fitted with a range of wall and base units with wooden worktop and Belfast sink. Freestanding range style cooker to remain. Freestanding fridge freezer to remain. Integrated dishwasher. Ceramic tile flooring. Tiled splashbacks. Plumbed for washing machine. Opening to dining room.

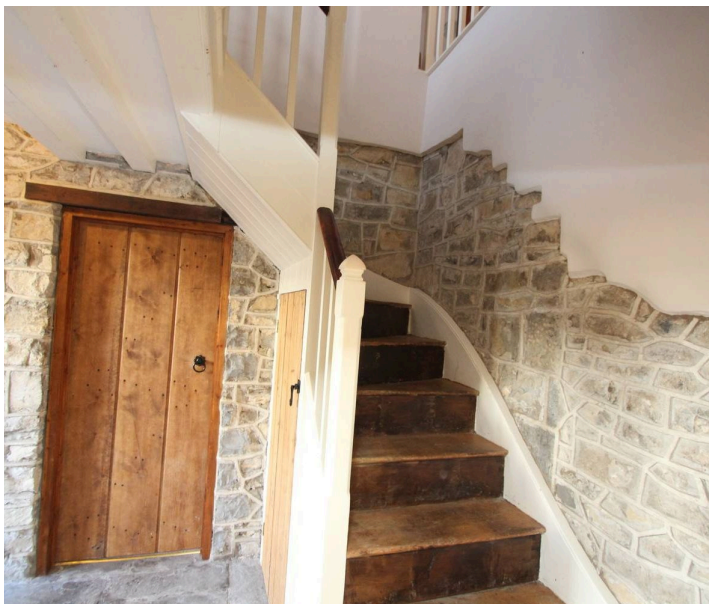
Dining Room

17' 1" x 8' 11" (5.21m x 2.72m)

Leaded window to front. Leaded arrow slit window to rear and garden room. Wood effect flooring. Wood burning stove set atop a stone hearth. There is a currently a "Stiltz" lift in situ, leading to the master bedroom. This is due to be removed with the ceiling and master bedroom floor to be repaired (unless a purchaser wishes this to remain prior to removal). Opening to kitchen, door to garden room.

Inner hall

Wooden door with leaded pane to front. Tile effect laminate flooring. Large storage cupboard. Door to





Landing

Leaded window to front. Split level landing with stripped floorboards and exposed stone. Doors to Bedrooms and Bathroom.

Master Bedroom

17' 1" x 9' 9" (5.21m x 2.97m)

Leaded windows to front and side. Stripped floorboards and exposed beams. "Stiltz" lift currently in situ to dining room. This is due to be removed unless a purchaser wishes it to remain. Door to landing.

Bedroom Two

12' 4" x 10' 10" (3.76m x 3.30m)

Leaded window to rear. Stripped floorboards and exposed beams. Door to landing.

Bedroom Three

12' 6" x 6' 2" (3.81m x 1.88m)

Leaded window to front. Stripped floorboards and exposed beams. Door to landing.

Bathroom

Leaded window to rear. Suite comprised of Low level WC, pedestal wash-hand basin and shower enclosure with electric shower. Tiled walls. Stripped floorboards. This room previously contained a bath which could be reinstated. Door to landing.

Studio/Office/Games Room

18' 11" x 7' 4" (5.77m x 2.24m)

Accessed via the garden, this versatile space could offer multiple uses. Centrally heated with light and power. Combi boiler. Door to garden.





GARDEN

Positioned at the side of the property. Previously a pretty cottage garden with mature shrubs and trees, flagstone paved patio, gravel seating area and lawn. Currently overgrown and inaccessible, but due to be cleared. The photograph used is an old photograph to show the potential. Two cesspits - not connected to mains sewerage. Access to front of the property.

FRONT GARDEN

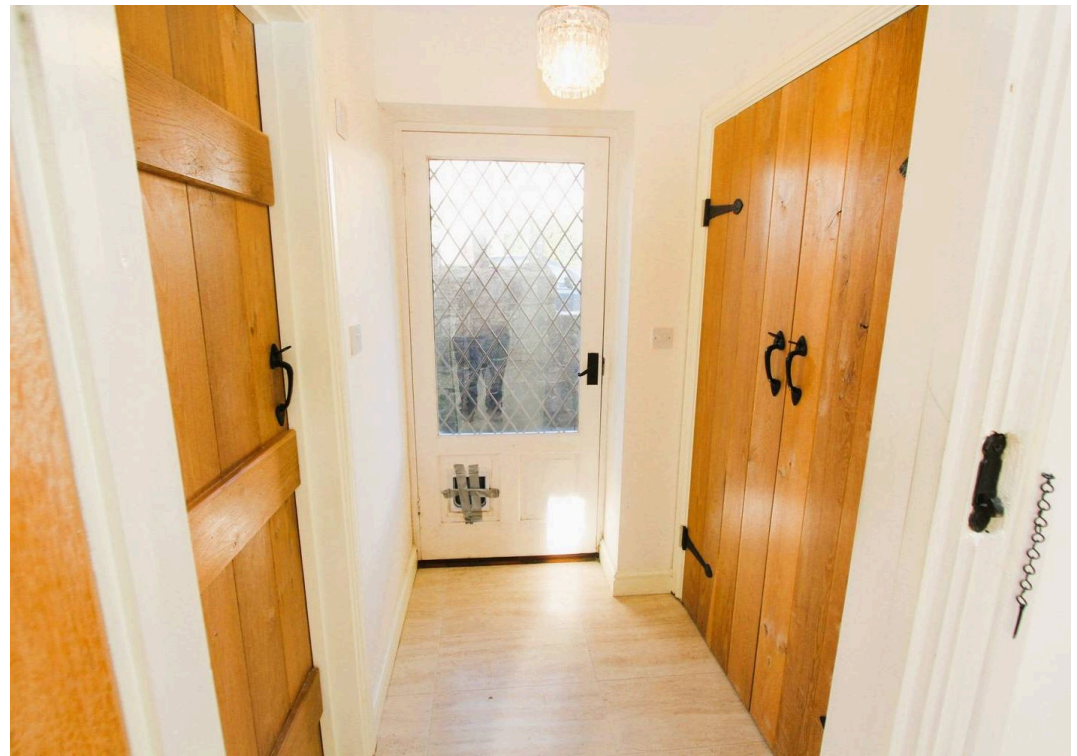
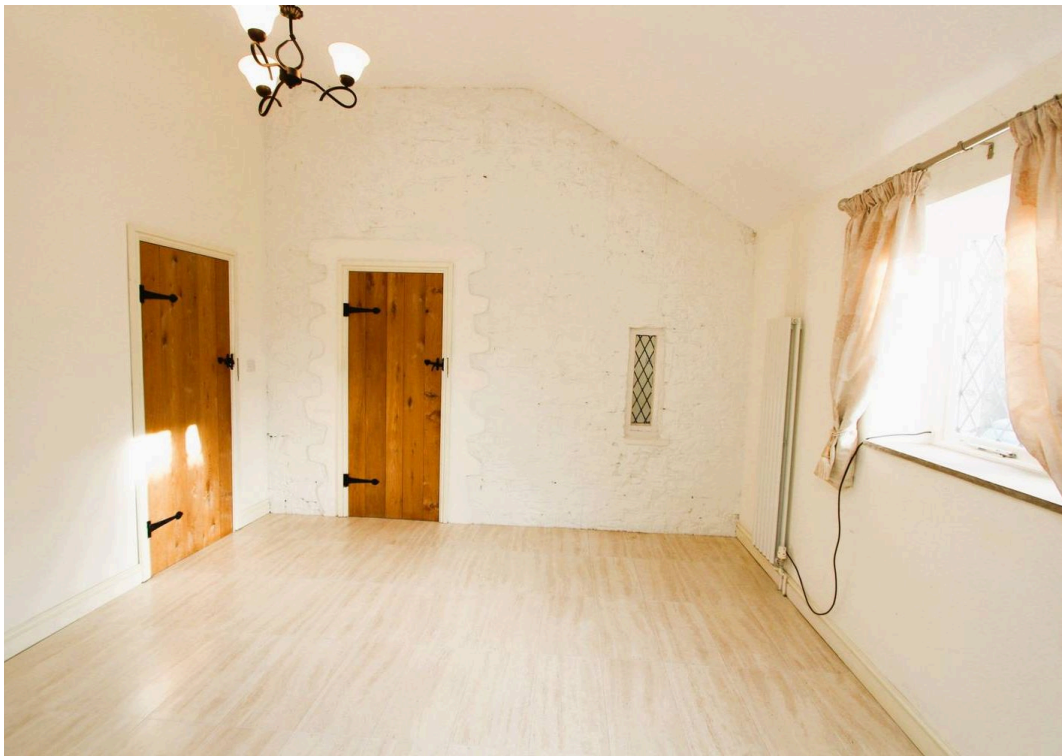
Path to front door. Flagstone paved patio area. Access to side garden, Door to Studio/Office/Games Room. Paved driveway for one car with further gravel parking area.

DRIVEWAY

2 Parking Spaces

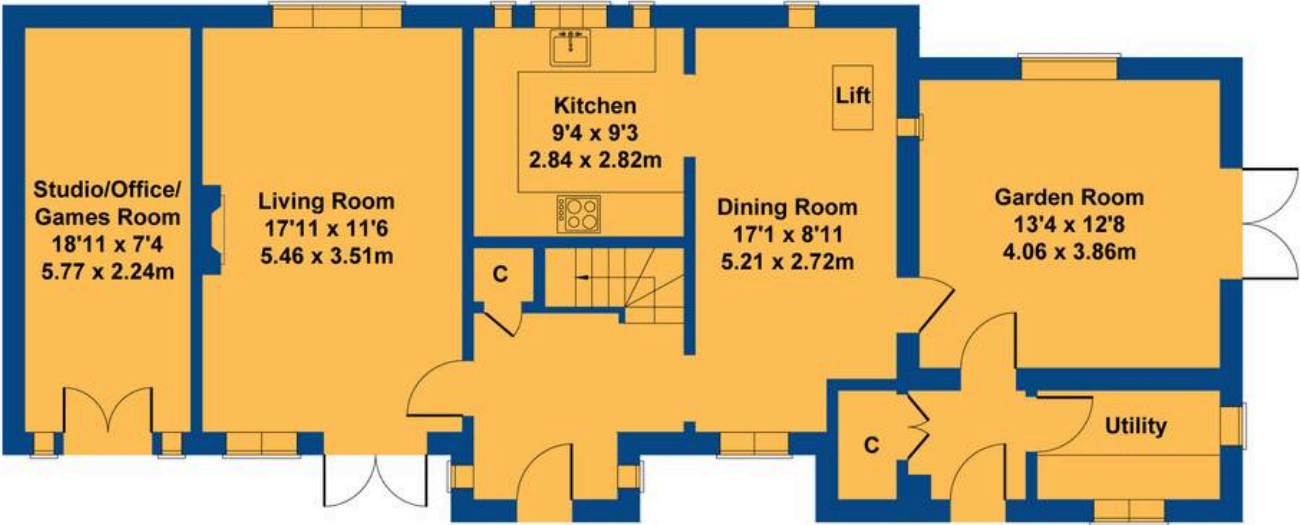
Paved driveway with further gravelled parking area.



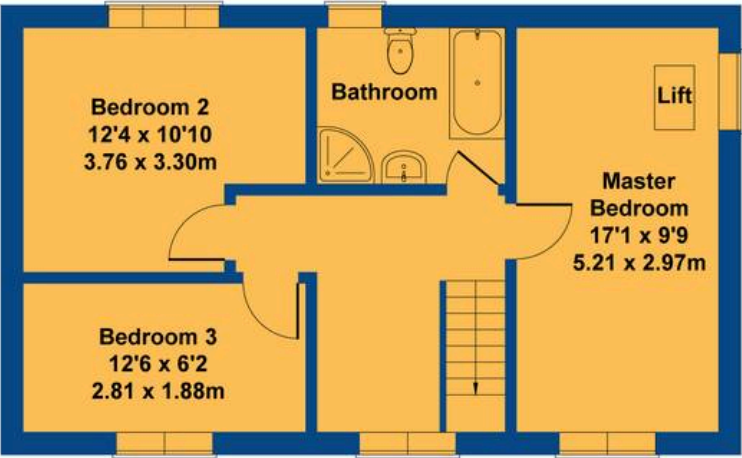


Orchard Lodge, Orchard Court

Approximate Gross Internal Area
1539 sq ft - 143 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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