



Dunraven Cottage, Llanmaes, CF61 2XR

The Vale of Glamorgan

Fixed Price £600,000

Dunraven Cottage

Llanmaes, Llantwit Major

From our Cowbridge office travel in an Easterly direction up the High Street to the traffic lights. Turn right at the traffic lights and follow this road past 'The Herberts' and St Mary Church taking the next turning right towards Llanmaes. Drive into the Village, bear left past the 'Blacksmiths Arms' public house and follow the road left as you reach the village Church, follow the road as it bears left and then right and as you leave the village, turn left up a quiet country lane where Dunraven Cottage lies on your left hand side.

Delightful character cottage, much improved by the present owners, enjoying an idyllic rural setting and offered for sale with the benefit of outbuildings including a double garage and stone barn.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Delightful character cottage, much improved by the present owners, enjoying an idyllic rural setting and offered for sale with the benefit of outbuildings including a double garage and stone barn.

Covered entrance door to HALLWAY (9'4" x 8'10"), oak planked floor and beamed ceiling. CLOAKROOM (6'3" x 3'), modern white low level WC, wash hand basin with vanity cupboard, chrome heated towel rail and frosted double glazed window. LIVING ROOM (22'2" x 11'9"), matching oak floor, exposed natural stonework to one wall with small wood burning fire, additional double sided wood burner within a stone fireplace recess with original bread oven, double glazed windows and shutters to front elevation. DINING ROOM (14'4" x 8'7"), beamed ceiling, timber floor. CONSERVATORY (12' x 8'8"), double glazed windows and French doors to beautiful cottage garden, timber floor, pitched reflective glass roof with roof blinds. KITCHEN (14'4" x 7'2"), newly fitted Shaker style KITCHEN (14'4" x 7'1") with built in cream, base and wall cupboards, spa worktops with inset sink, integrated appliances include fridge freezer, double oven, ceramic hob, extractor, dishwasher and built in washing machine, concealed mains gas Vaillant combi boiler, electric plinth heater, timber effect floor and double glazed window to side. Opening to SIDE HALL/ UTILITY ROOM (10'4" x 4'6"), large built-in double cupboard with space for tumble dryer and general storage, shuttered window to front, additional built in cupboards and stable door to side garden.

Original spiral staircase from lounge to LANDING, shuttered double glazed windows to rear elevation. BEDROOM 1 (10'3" x 10'4"), timber effect floor, double glazed shuttered window to front elevation. EN-SUITE SHOWER ROOM (7' x 3'2"), quadrant shaped fully tiled shower cubicle with electric shower attachment and glazed entry door, wash hand basin and vanity cupboard. BEDROOM 2 (10'6" x 10'2" into wardrobes), timber effect floor, double glazed shuttered windows, part pitched ceiling, floor to ceiling built-in wardrobes. BEDROOM 3 (14' x 9'6" min 12'5" max), double glazed shuttered window overlooking side garden with countryside views beyond, loft hatch with retractable ladder to boarded and lit attic space, recessed fully tiled shower cubicle with mains shower attachment. BATHROOM (10'3" x 5'10"), newly fitted with modern, high quality tiling, free standing roll top bath, low level WC and porcelain bowl sink on a marble stand with vanity cupboard and wall mounted mixer tap, heated towel rail, double glazed window with fitted shutters.

The principle garden areas lie to the two sides of the cottage, French doors from the conservatory lead to a West facing cottage garden which is paved and fringed by raised borders containing a delightful collection of perennial flowers, shrubs and roses, beyond which are views across rolling countryside. A rear pathway with picket gate extends across the back of the property to an East facing garden, lawn fringed by deep beds. Beyond this is substantial stone BARN (24'4" x 11'9"), which (subject to planning permission) could provide additional accommodation, possibly home office, gym or annex.

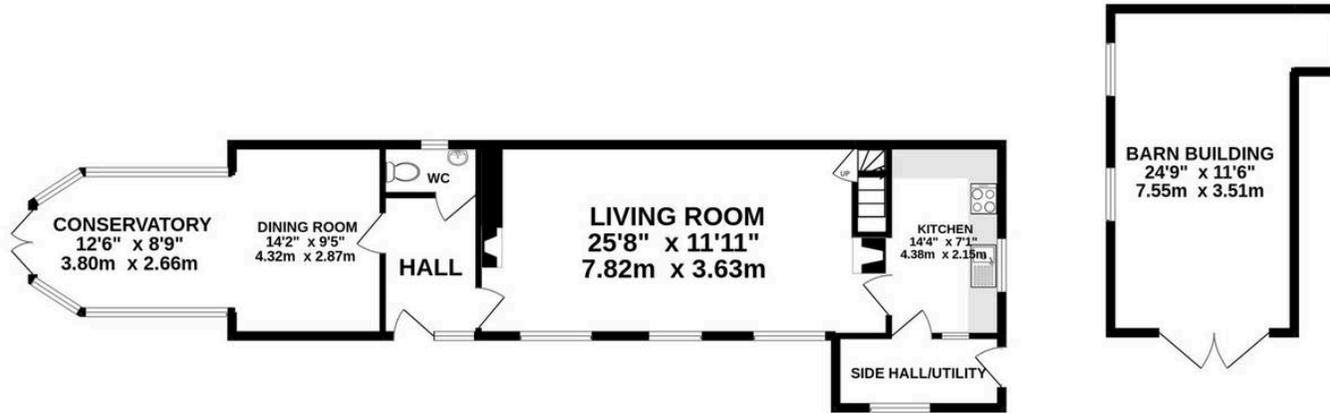
Immediately opposite Dunraven Cottage is a wide driveway providing excellent parking and access to a detached double GARAGE (17'10" x 17'4"), block built with twin up and over doors. To the rear of the garage is a kitchen garden with raised beds and lean-to aluminium framed greenhouse.



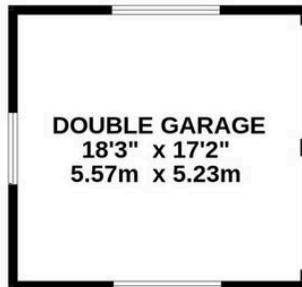
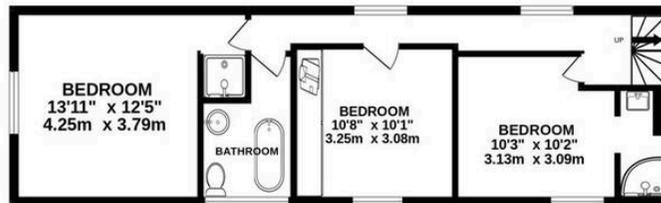
hrt
hrt.uk.com



GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022





Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

01446772911 • cowbridge@hrt.uk.com • www.hrt.uk.com/



These particulars are provided as a general guide only and do not form part of any contract offer. While believed to be accurate, they are not guaranteed. Some images may include CGI or digitally enhanced furnishings for illustrative purposes only and are not included in the sale. All negotiations must be conducted through Herbert R Thomas.