

Crud Yr Awel Llanquian Road

Aberthin, Nr Cowbridge, Vale of Glamorgan, CF71 7HE

Watts & Morgan



Crud Yr Awel Llanquian Road

Aberthin, Cowbridge CF71 7HE

Offers over £1,000,000 Freehold

4 Bedrooms | 3 Bathrooms | 5 Reception Rooms

A rare opportunity to acquire a beautifully presented four-bedroom detached family home in the sought-after village of Aberthin, within Cowbridge school catchment. Crud yr Awel offers spacious and versatile accommodation across three floors, including a superbly renovated kitchen, formal living room, home office, and flexible basement level with gym, second lounge, craft room, and conservatory. The master suite enjoys a private balcony, en suite, and jacuzzi bath.

The stunning gardens feature lawns, patios with pergola, orchards, vegetable beds, and a stream, offering a perfect blend of family-friendly space and tranquil charm. With ample parking, solar panels, and excellent village and town amenities nearby, Crud yr Awel is a truly special home not to be missed.







Directions

Cowbridge Town Centre – 1.0 miles

Cardiff City Centre – 22.3 miles

M4 Motorway – 6.7 miles

Your local office: Cowbridge

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Summary of Accommodation

About the Property

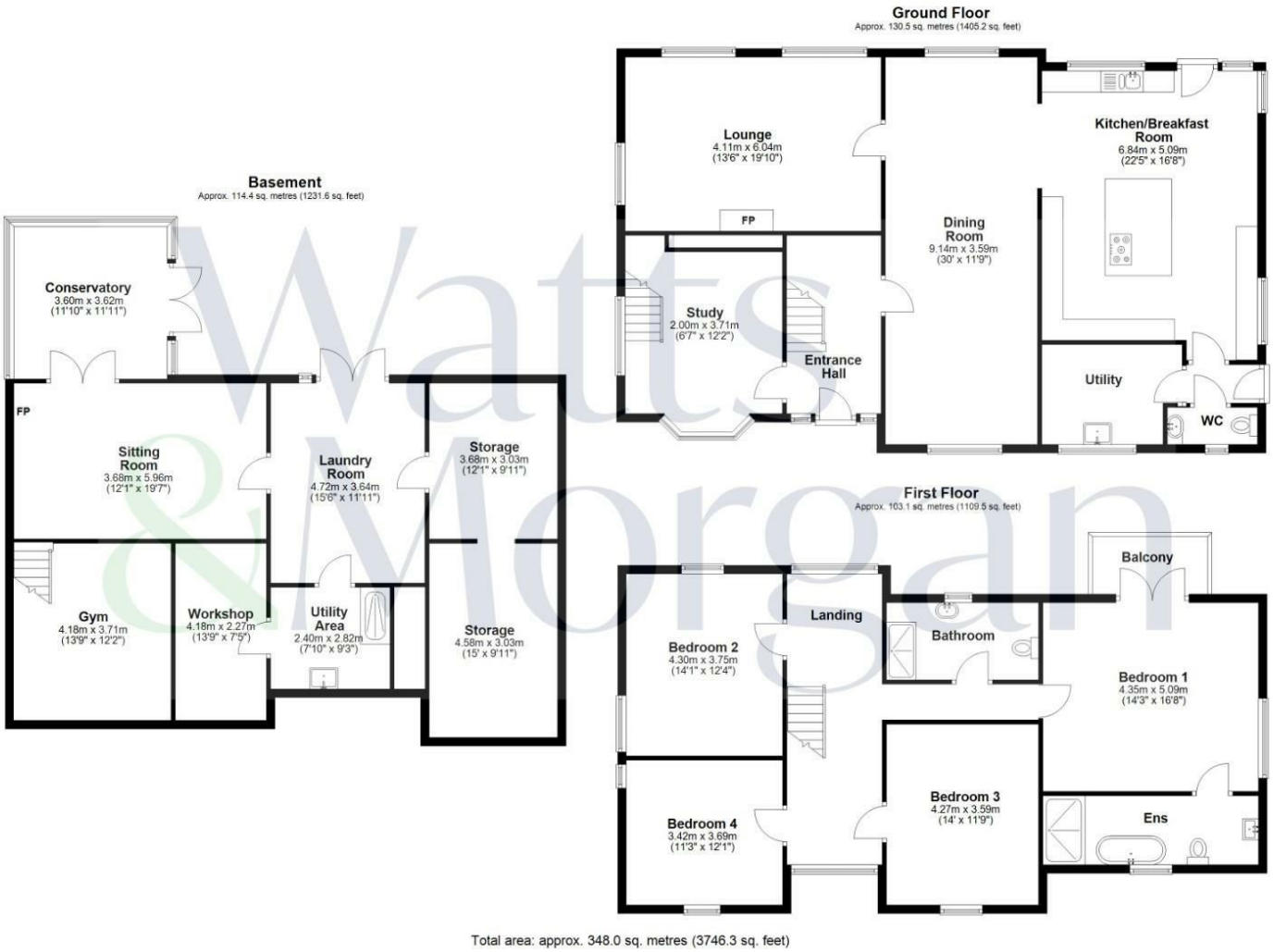
Crud yr Awel nestles beneath Stalling Down and is surrounded on three sides by common land and fields. This unique four-bedroom detached home is beautifully presented and thoughtfully designed, located in the sought-after village of Aberthin. The property offers a wealth of character and modern comfort, with versatile living spaces across three levels.

On arrival, a welcoming entrance hallway gives access to a conveniently placed home office, which also leads down to the lower ground floor. The main level of the house is centred around a superbly renovated kitchen and dining area, finished to a high standard. The kitchen features a large central island with marble worktops and ample storage within the cabinetry, complemented by a bespoke Welsh dresser, solid wood units, double oven, space for an American-style fridge freezer, integrated wine cooler and dishwasher. A boot room with a Belfast sink and excellent storage, together with a Peruvian-themed WC, adjoin this area. Both the kitchen and boot room enjoy direct access to the gardens.

The formal living room offers a cosy retreat with wood flooring and a working log burner. To the first floor are three generously sized double bedrooms, each with pleasant views of the gardens and surrounding area. The master bedroom boasts a private balcony, an en suite shower room with large walk-in shower, and a jacuzzi bath. The family bathroom is also finished to an excellent standard with a further walk-in shower.

The basement level provides a truly versatile space, currently arranged as a second sitting room with another log burner, a home gym, craft room, storage, hobby room, and a well-appointed utility. This floor also enjoys a bright conservatory leading directly to the garden.

Throughout, the house combines practicality with warmth and charm, offering an exceptional family home.



Total area: approx. 348.0 sq. metres (3746.3 sq. feet)

Garden & Grounds

The gardens of Crud yr Awel are a standout feature, designed to offer both beauty and function. A gravelled driveway provides ample parking. To the rear, a series of patio areas, including a recently added pergola, create the perfect setting for outdoor entertaining.

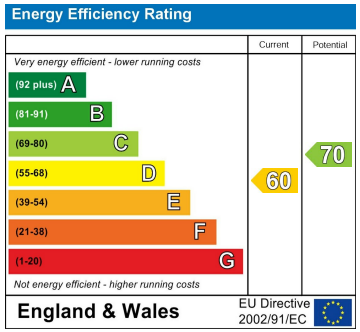
The landscaped grounds include large lawns, established trees that provide shade and privacy, greenhouses, and raised beds for growing vegetables. A central stream runs through the garden, adding to its appeal, alongside mature apple, pear, and plum trees. The upper garden includes a shed and a beautifully painted Wendy house, making it ideal for families.

This private and picturesque setting complements the house perfectly, providing space for relaxation, play, and outdoor living. The property also benefits from solar panels.

Additional Information

Freehold. Oil Central Heating. Cesspit. Solar Panels. Council Tax Band C.





Scan to view property

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.



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