

2 The Malthouse, Factory Road,

Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7JD

Watts & Morgan


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Guide price: £635,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A truly delightful cottage providing immense character and very generous accommodation that must be viewed to be fully appreciated. Tucked away in a sheltered, private plot to the heart of historic Llanblethian village, it features: living-dining room opening to decked seating area, traditionally styled kitchen with granite-topped central island. Three double bedrooms and family bathroom to the first floor; wonderful basement area with living space, home office / possible fourth bedroom and luxurious contemporary shower room / WC. Long garage and driveway parking, forecourt garden to the front and courtyard garden to the rear.







Directions

Cowbridge Town Centre – 1 mile

Cardiff City Centre – 13.3 miles

M4 J35, Pencoed – 6.8 miles

Your local office: Cowbridge
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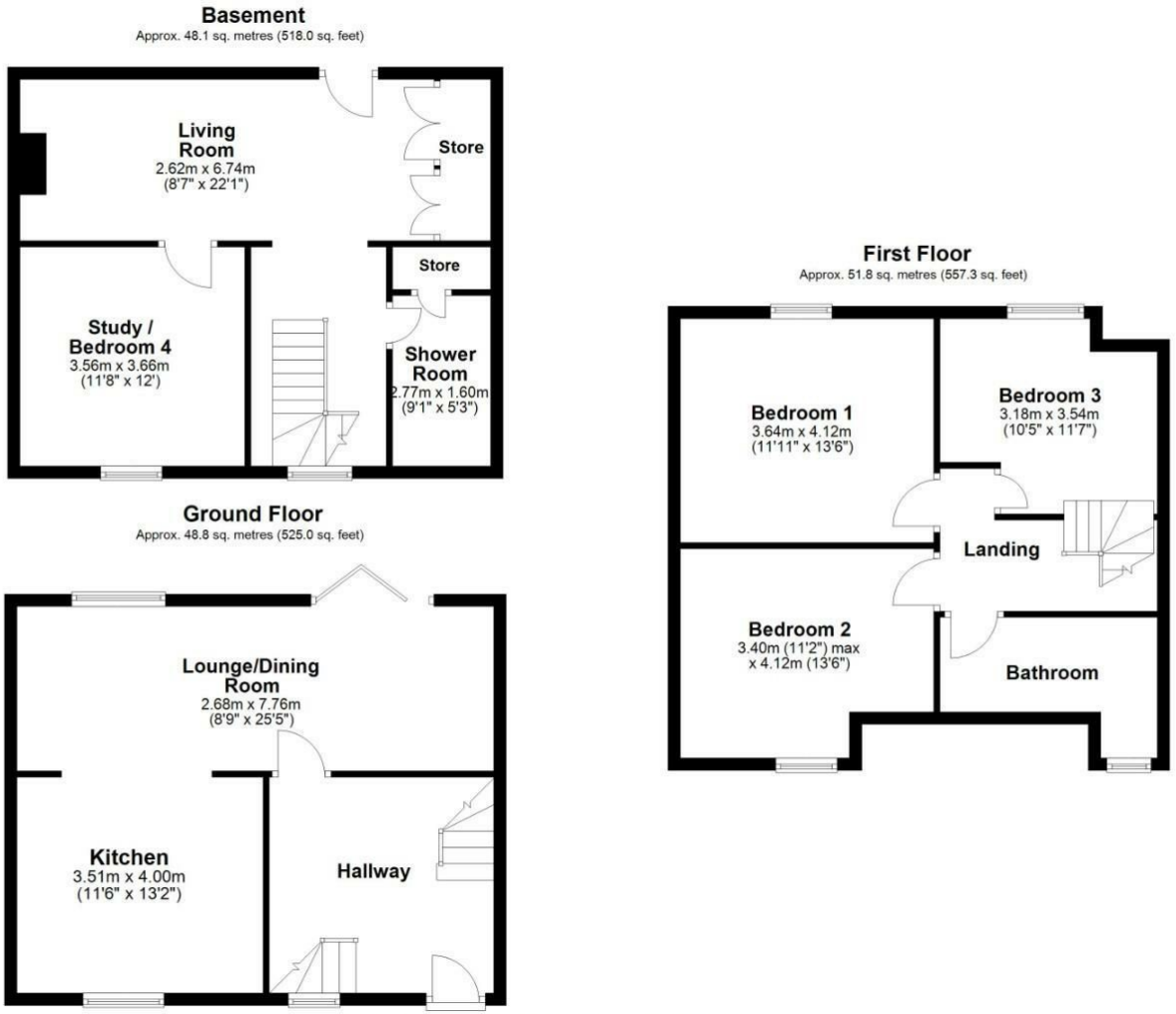
Summary of Accommodation

About the property

Tucked away off Factory Road to the heart of historic Llanblethian, 2 The Malthouse is a modern property with very deceptively spacious accommodation over three storeys and a wealth of character. Thoughtfully reconfigured and updated in recent years, it provides a great home for the family. From the front, south facing forecourt garden, steps lead up to a spacious entrance hallway from which bespoke, oak staircases lead up the to first floor and down to the basement. Travertine tiles extend from the hallway throughout this ground floor and also feature in the basement. Running the width of the rear of the property is an open plan living and dining room, a generous space with seating space and ample room remaining for a family sized dining table. Bifold doors, from the living area, opens to a decked seating area from which steps lead down to a lower courtyard garden. The dining room links to the kitchen via a broad, square archway. It is fitted with a most comprehensive range of wooden units with granite worktops and matching central island / breakfast bar. Appliances to remain include a "Belling" range cooker and an American-style fridge-freezer; there is plumbing / space for a dishwasher.

To the first floor are three double bedrooms and a family bathroom, all accessed from a central landing. All bedrooms include their own neatly fitted wardrobes / store cupboards; two have exposed wooden floorboards. The bathroom features a traditionally-styled white three piece suite.

To the basement there is a superb suite of rooms with considerable potential to be utilised for many and varied uses. Steps lead from the hallway to a lower ground floor lobby with concealed washing machine plumbing beneath the stairs. A luxurious shower room / wc has been added with walk-in shower. The largest extra space runs the width of the property and includes a feature fireplace with exposed stone walling surrounding it; to the opposite end is a great bank of storage cupboards running the depth of the room and including shelves and wine racking. A door - the original entry to the seller - leads to the rear courtyard while an internal door opens to a sizeable multi-use office / study / playroom / fourth bedroom.



Total area: approx. 148.7 sq. metres (1600.2 sq. feet)

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.

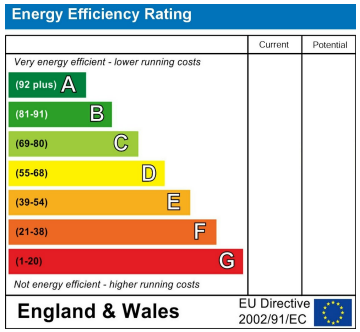
Garden & Grounds

From Factory Road a double width driveway shared between 1 and 2 The Malthouse runs to the garages. The garage to the right (approx max 7.7m x 3.2m) belongs to 2 The Malthouse and is entered via an electric / remote control roller shutter door. There is parking to the driveway and space for both houses to park a car. Immediately to the front of the property is a south facing, amazingly sheltered forecourt garden, an ideal suntrap. To the rear of the property is a timber decked seating area at ground floor level from which steps lead down to courtyard area with outdoor cooking area and additional storage beneath the deck; a door leads into the basement from here.

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band F





Scan to view property



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