

Tresilian Cottage

St. Donat's, Llantwit Major, CF61 1ZB

Asking Price £750,000

HARRIS & BIRT

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STRICTLY BY APPOINTMENT ONLY A rare opportunity to purchase an individually designed, detached, property located in a most unique setting just a stones throw from Tresilian Bay with panoramic sea views. The accommodation requires some modernisation and briefly comprises: entrance hall, living room, study, store room, WC, spacious bedroom with en suite on the ground floor. Upstairs offers a galleried landing, dining room, kitchen, three bedrooms and a bathroom. Outside enjoys the benefit of substantial grounds including driveway parking, garage, gardens and elevated terraces enjoying wonderful coastal and woodland views.

Tresilian Bay is a secluded, picturesque cove on the Glamorgan Heritage Coast, between the village of St Donat's and the town of Llantwit Major to the east. Llantwit Major offers a wide range of facilities which include well regarded schooling for all ages, a wide range of shops both national and local, library, doctors surgery, sporting and recreational facilities etc. Llantwit Major is one of the few towns in the Vale of Glamorgan where you can commute by train on the coastal line which runs between Bridgend and Cardiff. Easy access to the major road network brings major centres including the capital city of Cardiff, Bridgend etc within comfortable commuting distance.

- **STRICTLY BY APPOINTMENT ONLY**
- Outstanding Sea Views
- Three Reception Rooms
- Private and Secluded Woodland Setting
- EPC Rating F
- Unique Detached Property
- Four Double Bedrooms
- Substantial Garden and Terraces
- Driveway Parking & Garage

Accomodation

Ground Floor

Entrance Hall 11'8 x 23'11 (3.56m x 7.29m)
The property is entered via a solid front door with decorative glazed vision panel and obscured glazed windows to side. Stairs to the first floor with open vaulted ceiling and galleried landing. Fitted carpet. Radiator. Pendant ceiling light. Recessed cloaks cupboard. Doors to all ground floor rooms.

Living Room 16'3 x 26'9 (4.95m x 8.15m)
Glazed double doors from the hall lead into a spacious living room. Double French doors open onto the rear terrace. Further, two large windows offering wonderful sea views. Central feature fireplace containing open fire basket set on a stone hearth with a decorative stone surround and oak mantel over. Fitted carpet. Radiators. Wall lights. Open to gallery above to fist floor dining room.

Study 9'3 x 12'10 (2.82m x 3.91m)
Window offering wonderful sea views. Fitted carpet. Radiator. Pendant ceiling light.

Store Room
Useful storeroom containing shelving and fitted carpet. Pendant ceiling light.

Master Bedroom 23'5 x 19'6 (7.14m x 5.94m)
Principal bedroom with dual-aspect windows offering wonderful sea views. Range of fitted furniture including wardrobes and bedside tables. Two further fitted double wardrobes. Fitted carpet. Radiator. Pendant ceiling light. Loft access hatch. Door to en-suite bathroom.

En-Suite 9'3 x 9'7 (2.82m x 2.92m)
Fitted three-piece suite with features to include: Pannelled bath with hot and cold taps and shower head attachment. Low-level WC. Pedestal washhand basin with hot and cold taps and tiled splashback. Obscured glazed window to rear. Tile-effect vinyl floor. Part tiled walls. Radiator. Pendant ceiling light.

WC 4'8 x 11'5 (1.42m x 3.48m)
Two-piece suite with features to include: Low-level WC. Pedestal washhand basin with hot and cold taps and tiled splashback. Obscured glazed window to the front. Wood-effect laminate floor. Radiator. Pendant ceiling light.

First Floor

Landing 7'0 x 24'11 (2.13m x 7.59m)
Open stairs from ground floor onto first floor landing. Walk-in airing cupboard containing hot water tank. Fitted carpet. Radiator. Pendant ceiling light. Doors to all first-floor rooms.

Dining Room 12'1 x 18'3 (3.68m x 5.56m)
Glazed double doors open into a spacious dining room galleried to the living room below. French doors open onto the rear terrace. Fitted carpet. Radiator. Pendant ceiling light. Glazed door through to the kitchen.

Kitchen 10'3 x 18'5 (3.12m x 5.61m)
Fitted shaker-style kitchen with features to include: a range of wall and base units with wood-effect laminate work surfaces and tiled splashbacks. Inset 1.5 bowl sink with mixer tap and draining grooves. Countertop four ring electric hob with tiled splashback and electric extractor hood over. inset eyeline fan assisted electric oven and grill. Space for freestanding white goods. Dual aspect windows to rear and side. Solid wood stable door to side. Tiled floor. Pendant ceiling light.

Bedroom Two 13'9 x 12'0 (4.19m x 3.66m)
Window overlooking the side. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 13'9 x 9'5 (4.19m x 2.87m)
Window overlooking the side. Double fitted wardrobe with fitted dressing table. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 11'7 x 12'1 (3.53m x 3.68m)
Window overlooking the side. Fitted wardrobe with built-in desk. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 8'9 x 7'11 (2.67m x 2.41m)
Four-piece suite with features to include: panelled bath with hot and cold taps, fully tiled walk-in shower cubicle with wall-mounted mains-connected shower and glazed door. low-level WC and pedestal wash hand basin with hot and cold taps and tiled splashback. Large window overlooking the front. Tile-effect vinyl floor. Part tiled walls. Radiator. Pendant ceiling light.

Gardens & Grounds
The property is entered from Dimlands Road through private woodland owned by the neighbouring property with a right of way down to Tresilian Cottage. Five bar wooden gate onto a private tarmac laid drive offering parking for several vehicles. Integrated double garage with up and over door and further door to the rear offering access onto the rear lower terrace. Steps lead up to the front door. An elevated parcel of lawn offers garden space to the front of the property with a path wrapping around the side of the house. Steps lead off this path up through woodland giving access to the footpath which leads down to Tresilian Bay. Following the path around to the rear of the property brings you out onto an elevated parcel of lawn, accessed from the dining room, with steps leading down to a paved terrace, accessed from the living room, further steps lead down to another terrace, accessed from the garage; all terraces are enclosed with attractive stone balusters topped with stone coping.

Services
Mains electricity and water are connected. Oil fired central heating via boiler & tank housed in garage. Cesspit drainage.

Directions
W3W for gate: ///workbook.midfield.piled














PASTE BAIT
trip-trap



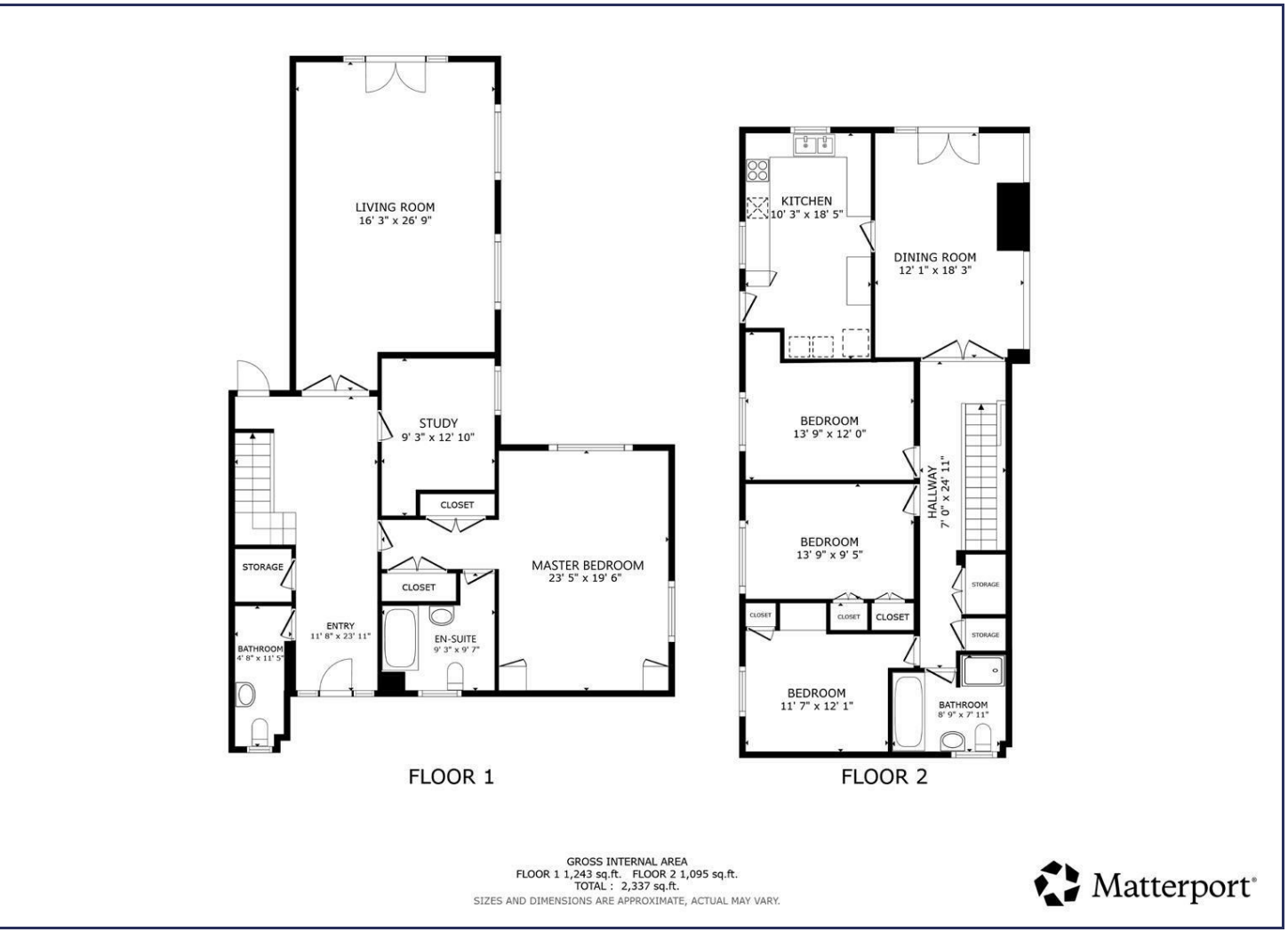










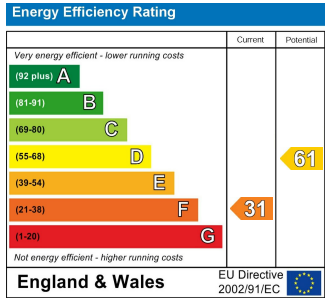


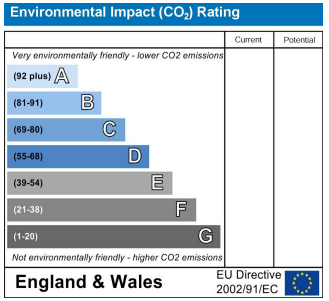
GROSS INTERNAL AREA
FLOOR 1 1,243 sq.ft. FLOOR 2 1,095 sq.ft.
TOTAL : 2,337 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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