

6 Church Street, Cowbridge,
Vale Of Glamorgan, CF71 7BB

Watts & Morgan



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Guide Price £399,950 Freehold

2 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A quite delightful, Grade II listed cottage of immense character to the heart of Cowbridge Town and within the Old Town Walls, yards from the High Street.

With a wealth of period features dating back to the 16th century, the accommodation includes: entrance porch, principal lounge with deep stone fireplace and store cupboard off. Open plan kitchen with dining area and sunroom beyond. Also ground floor bathroom.

To the first floor: two double bedrooms and a shower room/WC.

Enclosed, sheltered and private courtyard garden to the rear enjoying a westerly aspect and potting shed.

No ongoing chain.







Directions

Cowbridge Town Centre

Cardiff City Centre – 19.6 miles

M4 Motorway – 6.7 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

No.6 Church Street is located to the very heart of Cowbridge, within the historic walls of this ancient market town. The Grade II Listed property retains an absolute wealth of character and superb period features that must be viewed to be most fully appreciated.

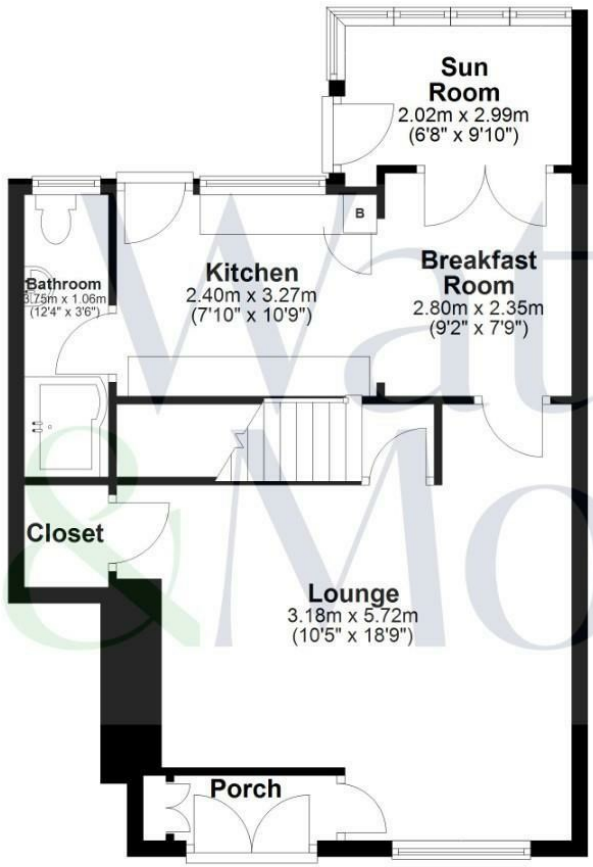
From its stone arched entranceway fronting on Church Street, double doors open into a quarry tiled entrance hall with a neat cloaks cupboard; an internal door leading into the principal living room. This lounge is a generous yet cosy reception space with beamed ceiling and an exceptionally impressive fireplace with stone over mantel and a working fire within. This fireplace is surrounded by exposed stonework with a ledge and brace door opening into a deep store cupboard. A further arched doorway opens into a stairwell with original stone staircase leading to the first floor. The living room is of great proportions with ample room for seating and also for a dining table. A deep-silled window looks onto Church Street and a doorway leads into the kitchen.

The kitchen/dining room is a good sized space from which there is access into the sunroom. The kitchen itself looks over the back garden and features two runs of units with freestanding stainless steel cooker to remain and space/plumbing for washing machine/dishwasher and fridge freezer. A doorway from the kitchen leads to the rear garden while an additional door opens into the ground floor bathroom with its contemporary suite of bath, WC and hand-basin. Accessible immediately from the breakfast room is a wonderfully positioned garden room enjoying a westerly aspect with windows – and a door – looking out over and opening onto the enclosed rear garden.

The original stone staircase is accessed from the lounge and runs to the first floor landing with doors leading into the two double bedrooms and to the shower room. The largest of the two bedrooms is dual aspect with a deep window looking into Church Street and a second window to the rear elevation. This bedroom has a second, exceptional feature fireplace with stone over mantel. Both the two bedrooms are doubles and both share use of a compact shower suite. A pull-down ladder from the landing area gives entry to the attic space, an easily accessed space with two skylight windows to the rear and boarded flooring, ideal for storage.

Ground Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 85.5 sq. metres (920.5 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 and Grounds

No.6 Church Street looks towards the Church of the Holy Cross, to the east. The rear of the property enjoys a westerly aspect and features a wonderfully enclosed garden space accessed directly from both the kitchen and the sunroom.

Steps lead up from a paved courtyard area to a larger garden space with flagstone path dividing planted flower and shrub beds. A timber pergola leads through to an additional seating area adjoining the virginia-creeper covered rear boundary wall. There is a potting shed to the north western corner of the garden (approx max 2.5m x 1.5m); a timber shed is to stay also.

Additional Information

Freehold. All mains services connect to the property. Gas fired central Heating. Council Tax: Band E. Grade II listed.



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