

Lime Kiln Cottage Llanbethery, Llanbethery,

Nr Llancarfan, CF62 3AN

Watts & Morgan



Lime Kiln Cottage Llanbethery, Llanbethery

Nr Llancarfan, Vale Of Glamorgan, CF62 3AN

Guide Price £625,000 Freehold

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

Nestled in the charming village of Llanbethery, near Llancarfan, Lime Kiln Cottage presents a great opportunity for those seeking a spacious family home in the picturesque Vale of Glamorgan. This detached house, backs onto beautiful Vale countryside and boasts 1,900 sq ft of accommodation to include; a dual aspect lounge with log burner, dining room, kitchen/breakfast room and WC. To the first floor there are four well-proportioned bedrooms and a modern shower room. The property also benefits from a large gated private driveway leading to an integral double garage, plus mature lawned front and rear gardens.

This family home is situated within the desirable Cowbridge school catchment area, and has good road and rail links to Cardiff. Set on a generous plot, Lime Kiln Cottage offers significant potential for further development (subject to necessary planning permissions).

EPC Rating; D.







Directions

Cowbridge Town Centre – 7.3 miles

Cardiff City Centre – 22.3 miles

M4 Motorway – 9.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk







Summary of Accommodation

About The Property

Llanbethery is a popular village to the heart of the rural vale yet within easy striking distance of the A48, the M4 and Cardiff. Lime Kiln Cottage is located to the edge of this village and has been well-maintained yet offers further scope to improve and extend (subject to any appropriate consent).

From the long driveway, the entrance leads directly into a large hallway with a vaulted ceiling and staircase with understairs storage, leading to first floor landing. The hallway has original wood block parquet flooring and provides access into a 2-piece WC.

The lounge is a delightful large reception room benefitting from windows to all sides and patio doors lead out onto the rear garden. This room enjoys a wonderful view over the rear garden and beyond, over south Vale farmland. A central feature to this room is the freestanding wood burning stove nestled into the stone chimney and sat on a stone hearth.

Adjacent to here is the dining room with continuation of original wood block flooring, and enjoys a south-facing view over the garden.

Next to the dining room, with potential to be opened up, lies the kitchen fitted with a range of traditional units with side and rear window over-looking the garden. There is a range of appliances to remain to include; 4-ring electric hob with extractor fan over and eye-level double oven with grill. From the kitchen there is side access to the rear of the property which also connects to the double garage.

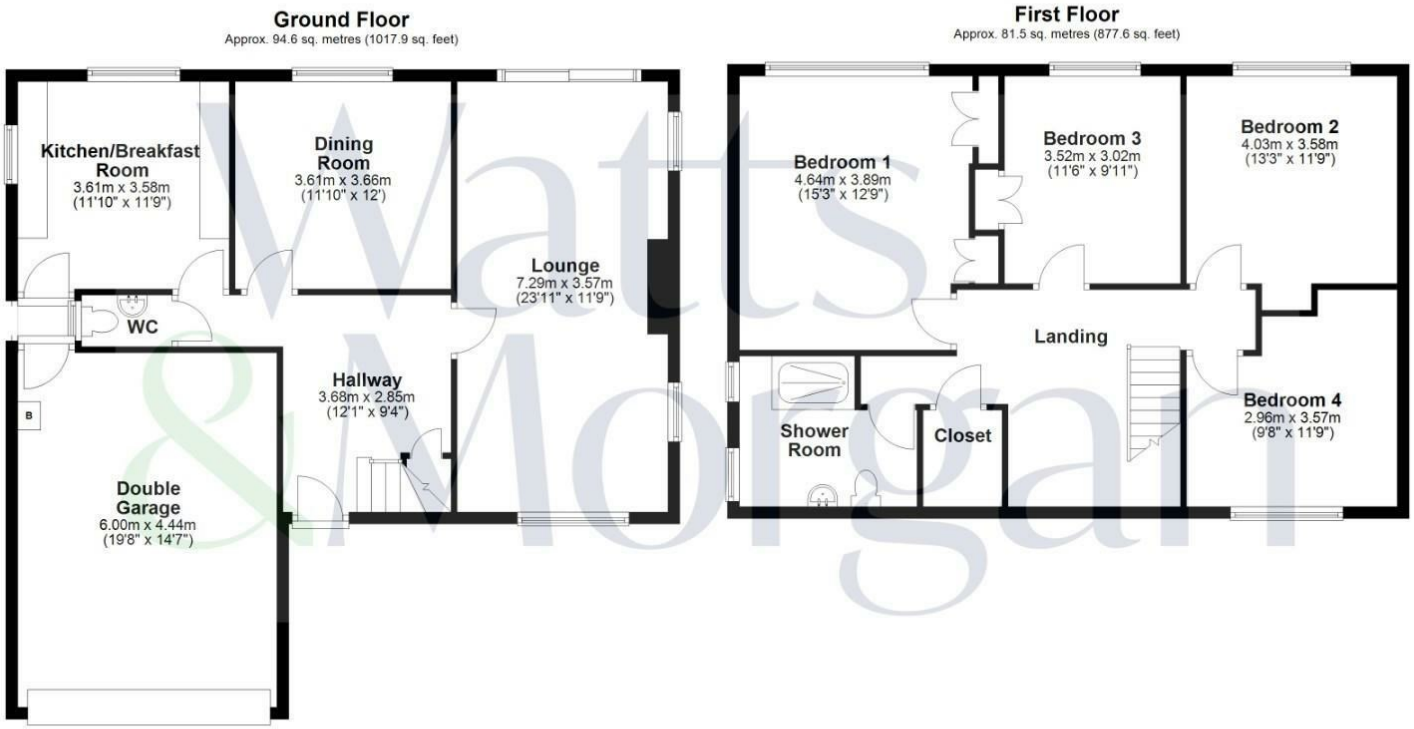
To the first floor landing there is a large walk-in laundry closet and a loft hatch. The landing leads to four double bedrooms - with three of these rooms benefitting from the south-facing views across countryside. Each bedroom has the benefit of its own fitted storage. All bedrooms have shared use of the 3-piece shower room which is fitted with a white suite to include; WC, sink unit fitted within a vanity unit and walk-in shower. This room benefits from fully tiled walls and flooring with electric under-floor heating.

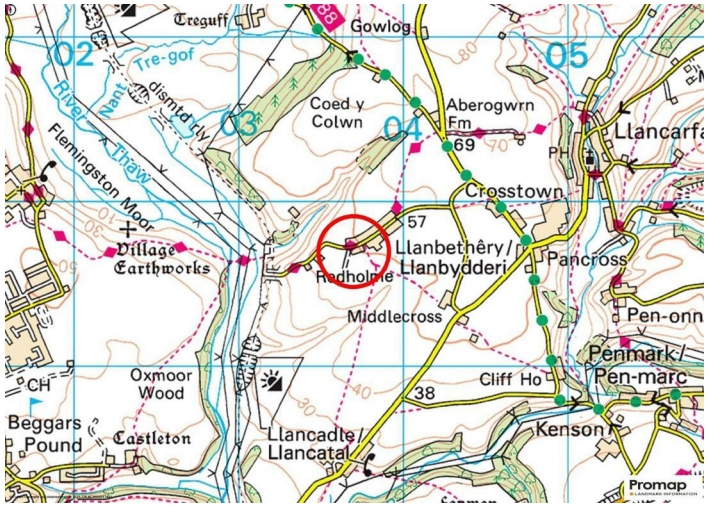
Additional Information

Freehold. Mains electric and water connect to the property. Oil-fired 'combi' central heating (fitted 2021). Cess pit drainage shared with neighbouring property. Council tax: Band tbc. Solar panels to the rear south-facing aspect with feed-in tariff.

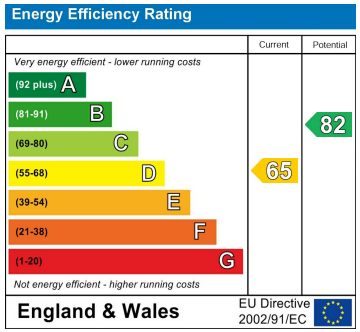
Garden & Grounds

Lime Kiln Cottage is accessed from the Village lane onto a very generous gated block paver driveway providing ample off-road parking. The driveway leads to the integral double garage with manual up and over door, full power supply and houses the 'Navien' oil combi boiler). The property sits on a very generous plot to include a mature lawned front garden with planted borders enclosed with traditional stone wall, with side access to either side. To one side houses the oil tank and swoops around to the rear garden which enjoys several established borders and mature trees providing a good degree of privacy, surrounded by farmland and countryside views. There is a central pond and paved terrace which is ideal for outside dining, to appreciate the tranquil setting. There is a storage shed and greenhouse to remain.





Total area: approx. 176.1 sq. metres (1895.5 sq. feet)



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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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