



hrt
herbert r thomas

CELEBRATING 100 YEARS

100

1926 - 2026

Dunraven Cottage, Llanmaes

Llantwit Major

£600,000

Dunraven Cottage

Llanmaes, Llantwit Major

Delightful character cottage, much improved by the present owners, enjoying an idyllic rural setting and offered for sale with the benefit of outbuildings including a double garage and stone barn. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Immaculately presented detached 3 bedroom character cottage with contemporary twist.
- Entrance hall and cloakroom, large living room with two wood burning fires, dining room open plan to side conservatory, newly fitted kitchen and side hall.
- Landing, master bedroom with en-suite shower room, second bedroom, third double bedroom with shower and family bathroom.
- Beautiful cottage gardens, stone barn with potential to convert.
- Excellent parking, double garage and kitchen garden.



Delightful character cottage, much improved by the present owners, enjoying an idyllic rural setting and offered for sale with the benefit of outbuildings including a double garage and stone barn.

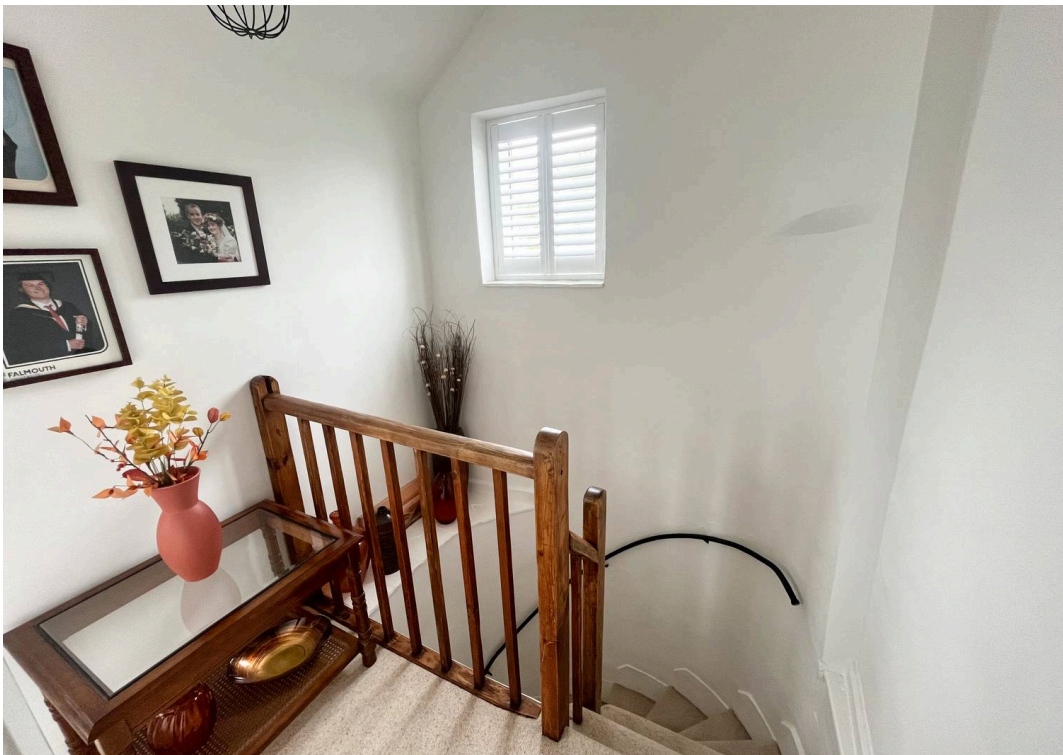
Covered entrance door to HALLWAY (9'4" x 8'10"), oak planked floor and beamed ceiling. CLOAKROOM (6'3" x 3'), modern white low level WC, wash hand basin with vanity cupboard, chrome heated towel rail and frosted double glazed window. LIVING ROOM (22'2" x 11'9"), matching oak floor, exposed natural stonework to one wall with small wood burning fire, additional double sided wood burner within a stone fireplace recess with original bread oven, double glazed windows and shutters to front elevation. DINING ROOM (14'4" x 8'7"), beamed ceiling, timber floor. CONSERVATORY (12' x 8'8"), double glazed windows and French doors to beautiful cottage garden, timber floor, pitched reflective glass roof with roof blinds. KITCHEN (14'4" x 7'2"), newly fitted Shaker style KITCHEN (14'4" x 7'1") with built in cream, base and wall cupboards, spa worktops with inset sink, integrated appliances include fridge freezer, double oven, ceramic hob, extractor, dishwasher and built in washing machine, concealed mains gas Vaillant combi boiler, electric plinth heater, timber effect floor and double glazed window to side. Opening to SIDE HALL/ UTILITY ROOM (10'4" x 4'6"), large built-in double cupboard with space for tumble dryer and general storage, shuttered window to front, additional built in cupboards and stable door to side garden.

Original spiral staircase from lounge to LANDING, shuttered double glazed windows to rear elevation. BEDROOM 1 (10'3" x 10'4"), timber effect floor, double glazed shuttered window to front elevation. EN-SUITE SHOWER ROOM (7' x 3'2"), quadrant shaped fully tiled shower cubicle with electric shower attachment and glazed entry door, wash hand basin and vanity cupboard. BEDROOM 2 (10'6" x 10'2" into wardrobes), timber effect floor, double glazed shuttered windows, part pitched ceiling, floor to ceiling built-in wardrobes. BEDROOM 3 (14' x 9'6" min 12'5" max), double glazed shuttered window overlooking side garden with countryside views beyond, loft hatch with retractable ladder to boarded and lit attic space, recessed fully tiled shower cubicle with mains shower attachment. BATHROOM (10'3" x 5'10"), newly fitted with modern, high quality tiling, free standing roll top bath, low level WC and porcelain bowl sink on a marble stand with vanity cupboard and wall mounted mixer tap, heated towel rail, double glazed window with fitted shutters.

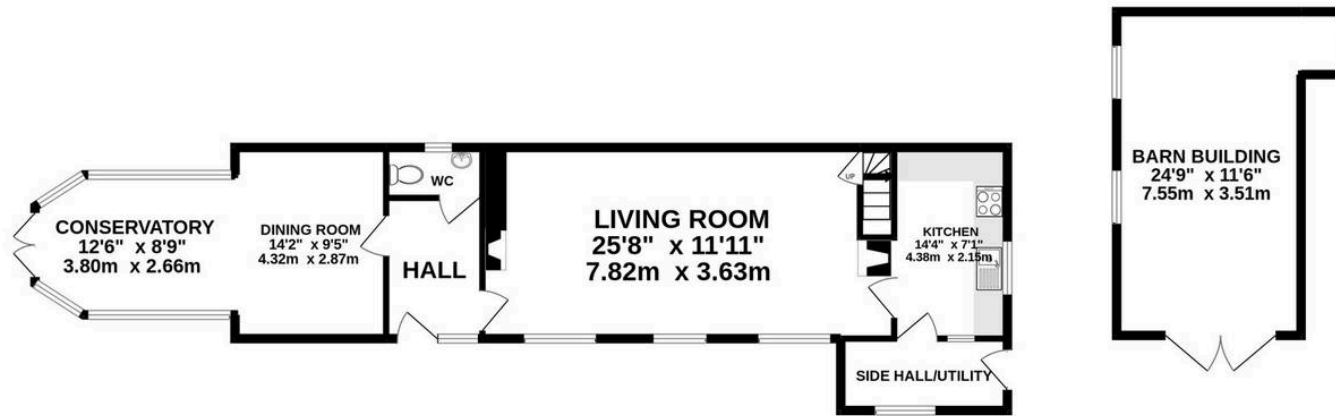
The principle garden areas lie to the two sides of the cottage, French doors from the conservatory lead to a West facing cottage garden which is paved and fringed by raised borders containing a delightful collection of perennial flowers, shrubs and roses, beyond which are views across rolling countryside. A rear pathway with picket gate extends across the back of the property to an East facing garden, lawn fringed by deep beds. Beyond this is substantial stone BARN (24'4" x 11'9"), which (subject to planning permission) could provide additional accommodation, possibly home office, gym or annex.

Immediately opposite Dunraven Cottage is a wide driveway providing excellent parking and access to a detached double GARAGE (17'10" x 17'4"), block built with twin up and over doors. To the rear of the garage is a kitchen garden with raised beds and lean-to aluminium framed greenhouse.

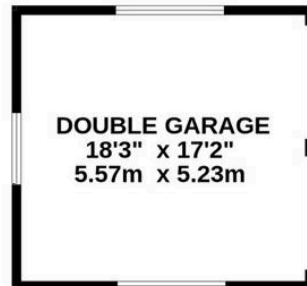
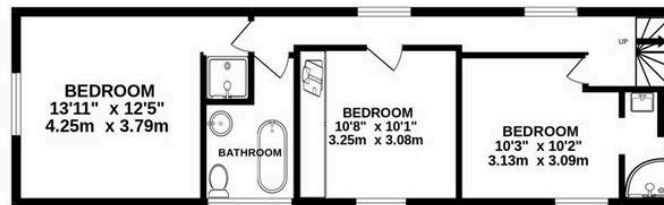




GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022





Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911

cowbridge@hrt.uk.com

www.hrt.uk.com/



Particulars are for guidance only and do not form part of any contract. Information is believed to be correct at publication but should be independently verified.

Measurements/floorplans are approximate. Services and appliances have not been tested. Images, CGI and enhanced images are for illustrative purposes only. Purchasers must complete identity and anti-money laundering checks. A £65 (inc. VAT) compliance fee per purchase applies. HRT may receive a fee for recommending professional services. You are under no obligation to use any recommended provider. Any referral arrangement will be disclosed. Negotiations must be through HRT. Scan QR code for property listing.