



# The Old Rectory

St. Mary Church, Cowbridge, CF71 7LT

Price £1,250,000

HARRIS & BIRT



Grade II listed and built in 1575, The Old Rectory, offers a fusion of traditional character with modern living set on 0.5 acres of formal gardens with the benefit of a stone built detached annexe which is currently in use as games room/office. The Old Rectory has now spent hundred of of years in private hands and was originally two dwellings until the early 1900's, with an original spiral staircase situated in the living room to the rear of the large fireplace, and the second floor not even in existence.

The accommodation today blends open plan family living to offer; entrance hall, entered via storm porch, WC, kitchen/breakfast room, utility, orangery, dining room, living room and study to the ground floor, stairs lead up to three double bedrooms, master en suite and ante room, as well as family bathroom, with stairs leading up to a further two double bedrooms. Alongside the stone built annexe is a double garage and stone built storage shed. The formal gardens are a delight.

St Mary Church is an attractive small hamlet built around the parish church. Also within walking distance is Llanfair junior school which enjoys an excellent reputation and is located where the children go to the highly regarded Cowbridge Comprehensive school. The market town of Cowbridge is a few minutes drive to the north and offers extensive range of market town facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, rugby club etc, as well as an extensive range of other leisure facilities. St Mary Church is situated in the heart of the Vale of Glamorgan with the heritage coastline just a few minutes drive to the south. Easy access to both the A48 and M4 bring major centres within easy commuting distance including the capital city of Cardiff, Newport, Bridgend, Swansea etc. There is a mainline railway station in Cardiff.

- Impressive & Substantial Grade II Listed Detached Former Rectory
- Detached Stone Built Annexe
- Detached Garage and Stone Built Storage Room/Workshop
- Excellent for Primary & Secondary School Catchment Area
- Set in Circa 0.5 Acres of Formal Grounds & Gardens
- Five Bedrooms
- Five Reception Rooms
- Heart of Popular Vale of Glamorgan Village

## Accommodation

### Ground Floor

#### Entrance Hall 13'1 x 20'3 (3.99m x 6.17m)

Entered via inset pitched roof oak laid storm porch through oak double doors with inset double glazed vision panels to open entrance hallway. Skimmed walls and ceiling. Inset pointed stone work. Chrome LED spotlights. Oak laid flooring. Radiators behind decorative radiator covers. Inset alcove storage. Ledge and braced oak doors lead through to communicating room on ground floor. Quarter turn staircase leads up to first floor landing. Pointed stone archway opens into inner hall.

#### Inner Hall 8'1 x 6'9 (2.46m x 2.06m)

Internal wooden glazed window through to garden room. Fully skimmed walls and ceiling with inset LED spotlighting. Limestone tiled flooring. Large form tiled floor. Radiator behind radiator cover. Ledge and braced door opens into WC.

#### WC 5'11 x 10'3 (1.80m x 3.12m)

Two piece suite comprising low level dual flush WC. Wash hand basin with chrome mixer tap set into a inset shaker style vanity unit with matching adjacent floor to ceiling cupboard. Cupboard housing oil fired central heating boiler. White metro tiled splashback. Papered walls. Skimmed ceiling. Matching limestone tiled flooring. Wooden glazed window to front elevation.

#### Kitchen/Breakfast Room 18'4 x 17'4 (5.59m x 5.28m)

Accessed via a wooden glazed panelled doorway to a farmhouse style kitchen with a full range of hand made bespoke shaker style wall and base units. Granite work surface with matching upstands and window sill. Features include Rangemaster Toledo cooker and electric induction five ring hob and underset double oven and grill facility with warming tray set into an attractive pelmet. Metro limestone effect tiled splashback. Integrated Neff dishwasher behind matching decor panel. Composite one and a half sink and grooved drainer with swan neck mixer tap. Integrated up and over fridge/freezer behind matching

decor panel. Eyeline Neff microwave. Eyeline glass display cases. Fitted island with oak laid work surface providing a range of fitted wall and base units. Integrated waste disposal system. Dresser style built in storage with shaker style wall and base units and open wine storage rack. Fully skimmed walls and ceiling. Inset chrome LED spotlighting. Matching limestone tiled flooring. Fitted radiator. Oak double glazed fitted window to rear elevation. Pendant downlighting. Oak half glazed door opens through into utility.

#### Utility 7'2 x 9'4 (2.18m x 2.84m)

Shaker style range of built in cupboards set under and over a granite work surface with matching upstands and window sill. Plenty of space for tumble dryer and washing machine. China Belfast sink with chrome mixer tap. Ledge and braced door to side. Wooden glazed window to side elevation. Fully skimmed walls and ceilings. Chrome LED spotlighting. Limestone tiled flooring. Pointed stone work to feature wall.

#### Orangery 12'9 x 16'5 (3.89m x 5.00m)

Semi-open plan to kitchen/breakfast room. Oak fully glazed patio doors that open out onto a rear flagstone laid terrace. Further range of fitted double glazed windows. Attractive glazed ceiling lantern light that provides plenty of natural light. Pitched roof, double height room that offers an attractive vaulted ceiling. Fully skimmed walls and ceiling. Inset LED spotlighting. Oak laid flooring. Fitted double radiator. Opens through to dining room.

#### Dining Room 13'3 x 14'3 (4.04m x 4.34m)

Another good sized reception space, perfectly adaptable. Wooden glazed window to rear elevation. Pointed stone feature wall. Exposed beam work. Further skimmed walls. Oak laid flooring. Fitted double radiator. Internal ledge and braced pedestrian door. Opens through into entrance hall. Secondary ledge and braced door opens through into;

#### Living Room 20'1 x 16'11 (6.12m x 5.16m)

Original part of The Rectory, this wonderful room offers a feature fireplace in pointed stone with oak mantel and inset log burning stove set on a flagstone laid hearth.

Ecclesiastical window with adjacent window seat offers a wonderful character feature. Wooden glazed pedestrian door to side elevation. Wooden glazed window overlooking the pretty rear gardens beyond. Variety of exposed beam work throughout. Wooden parquet herringbone flooring. Fitted radiator. Doorway opens through into;

#### Study 20'3 x 16'2 (6.17m x 4.93m)

Currently in use as study space but could easily be adapted. Wooden glazed doorway to side garden. Attractive exposed pointed stone work throughout. Inset chimney currently housing a wine rack feature and former bread oven with oak lintel. Ecclesiastical window to side elevation. Wooden glazed window to front. Skimmed walls and ceiling with exposed beam work. Wooden parquet herringbone flooring. Range of built in office furniture. Fitted double radiator. Doorway opens through back to hallway.

### First Floor

#### Landing 13'2 x 7'7 (4.01m x 2.31m)

Accessed via quarter turn carpet staircase up to open landing. Attractive pointed stonework throughout. Inset ceiling lights providing good natural light. Skimmed walls and ceiling. Inset wall lights. Good sized airing cupboard. Communicating doors to all first floor rooms and access up to second floor.

#### Bedroom One 12'2 x 12'5 (3.71m x 3.78m)

Good sized double bedroom with wooden glazed window to front elevation. Attractive ecclesiastical window to side elevation. Alcove storage. Skimmed walls. Exposed beam work. Fitted carpet. Fitted radiator. Built in bedroom furniture. Oversized walk in shower cubicle with integrated chrome shower and shower head attachment. Corner quadrant wash hand basin and chrome mixer tap behind a glazed and chrome shower screen. Wall hung chrome heated towel rail.

#### Bathroom One 8'4 x 10'10 (2.54m x 3.30m)

Four piece suite comprising attractive hexagonal tiled panelled bath with chrome mixer mid tap. Oversized walk in shower cubicle with integrated chrome shower and shower

head attachment. Low level dual flush WC. Wall hung wash hand basin. Fully tiled walls and floor in a travertine style. Enclosed alcove glass shelving. Wooden double glazed eaves. Wall hung chrome heated towel rail.

### **Suite Bedroom Two 16'1 x 11'9 (4.90m x 3.58m)**

Good sized double bedroom with inset fully double glazed Velux windows with black out blind set into a pitched roof. Inset LED spotlighting. Fitted carpet. Fitted radiator. Doorway opens through to en suite and breakout space, perfect for dressing room or play room.

### **En Suite 7'5 x 9'4 (2.26m x 2.84m)**

Modern fitted three piece suite comprising oversized walk in shower cubicle behind a glazed and chrome shower screen. Integrated chrome shower and shower head attachment. Low level dual flush WC. Wall hung wash hand basin with chrome mixer tap. Fully tiled walls. Terrazzo tiled flooring. Chrome heated towel rail. Alcove shelving.

### **Play Room 11'2 x 11'9 (3.40m x 3.58m)**

Situated off the landing providing space prior to bedroom two. Wooden double glazed Velux window set into eaves. Fully skimmed walls and ceiling. Good sized eaves storage housing hot water cylinder. Fitted double radiator. Plenty of space for a multitude of activities.

### **Bedroom Three 19'3 x 11'3 (5.87m x 3.43m)**

Excellent sized double bedroom with an abundance of character features set into the original part of the property. Curved fanned wooden double glazed window to rear elevation overlooking the outstanding formal gardens beyond. Two wonderful character windows providing natural light. Pointed stone chimney breast with pointed flagstone hearth. Skimmed walls and ceiling. Built in oak bedroom furniture. Fitted carpet. Fitted radiator.

## **Second Floor**

### **Landing 4'3 x 7'6 (1.30m x 2.29m)**

Accessed via full turn carpet staircase from first floor landing. Pointed stone work and inset wrought iron

spindles and hand rail. Wooden double glazed Velux window set into eaves. Communicating doors to both second floor rooms.

### **Bedroom Four 18'1 x 12'4 (5.51m x 3.76m)**

Another good sized double bedroom with wooden double glazed window overlooking side garden. Arrow slit window as well as a wooden double glazed Velux window set into eaves. Fully skimmed walls and ceiling. Fitted carpet. Fitted radiator. Built in bedroom furniture.

### **Bedroom Five 15'5 x 11'4 (4.70m x 3.45m)**

Another good sized double bedroom. Dual aspect via wooden double glazed windows. Side Velux window to eaves. Skimmed walls. Exposed beam work. Fitted carpet. Fitted radiator. Built in bedroom storage.

### **Detached Annexe**

An attractive pointed stone detached annexe. Currently in use as home gym/hobby room. Pergola offset to front elevation. Accessed via wooden half glazed doors. Attractive glass panelled double doors offering access out onto side garden. Wooden border floor. Power and light. Wooden glazed window to rear elevation. Open tread wooden staircase leads up to first floor. Open plan space with a range of wooden double glazed windows. Textured finished walls and ceiling. Fitted carpet.

### **Detached Double Garage**

Excellent sized pitched roof pointed stone detached double garage. Electric up and over garage door. Power and light. Set on a concrete base. Wooden glazed window to side elevation.

### **Storage Shed**

Another attractive pointed stone pitched roof building that is currently in use as a workshop/storage shed. Lugged and braced wooden door with wooden glazed panel window to front elevation and side. Power and light.

## **Outside**

## **Gardens & Grounds**

Accessed via a private drive behind a high walled garden within the centre of the village of St Mary Church. The property spans circa 0.5 acres of widely attractive gardens and grounds. Gravel laid in and out driveway on a circular turning circle. Mature shrubbery and raised beds providing privacy to all aspects. Good access to garage and off road parking for plenty of vehicles. The rear is hidden behind pointed stone archways and wrought iron gates through to storage shed and greenhouse.

## **Services**

Oil fired central heating. Pressurised water cylinder. Mains electric, water and drainage. Electric underfloor heating to kitchen and utility.

## **Directions**

From our offices at 65 High Street, Cowbridge turn left and proceed up the high street to the traffic lights and turn right onto the St Athan Road. After a couple of miles go past the left hand turn to St Hilary (useful shortcut to A48). Go past the right hand turn into The Herberts/Llanfair School and as you start to climb the hill turn left. At the top in front of the church, turn left and then right into the driveway on your right hand side with turning circle.













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CHARTERED SURVEYORS &  
ESTATE AGENTS

GROSS INTERNAL AREA  
FLOOR 1: 1,688 sq. ft, FLOOR 2: 1,186 sq. ft.  
FLOOR 3: 525 sq. ft, TOTAL: 3,399 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**HARRIS & BIRT**

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