



## Half Moon Cottage Piccadilly

Llanblethian, Cowbridge, CF71 7JL

Price £550,000

HARRIS & BIRT



'Half Moon Cottage' is a characterful four bedroom, semi-detached, cottage situated in the heart of the ever popular village of Llanblethian. The property dates back to 1804 and is featured in 'Llanblethian Buildings & People'. Set in a lovely sized garden - the cottage formerly two cottages, has been well modernised throughout. There are an abundance of character features throughout including pitched beamed ceilings, working fireplaces and deep silled cottage windows. There is off road parking to front and rear, as well as pretty gardens to front and sizeable to rear.

Llanblethian has long been regarded as one of the prettiest villages in the Vale of Glamorgan adjoining the market town of Cowbridge and within walking distance of its excellent facilities. These include highly regarded schooling for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, tennis club, cricket club, squash club, bowls club etc. Llanblethian is situated very much in the heart of the Vale of Glamorgan with the heritage coast line just a few miles south. The main road network brings major centres within comfortable commuting distance including the Capital City of Cardiff, Newport, Swansea, Bridgend, Llantrisant etc. Main line railway stations are at Cardiff and Bridgend and the Cardiff Airport just a short drive away.

- Semi Detached Cottage
- Character Features Throughout
- Pretty & Sizeable Gardens
- Close to Cowbridge Town Centre
- Cowbridge School Catchment
- Characterful Four Bedrooms
- Off Road Parking
- The Property Dates Back To 1804
- Popular Village of Llanblethian
- EPC ; E

## Accommodation

### Ground Floor

#### Entrance Hall 9'8 x 4'1 (2.95m x 1.24m)

Accessed via oversized wooden front door to open entrance hall with inset secondary glazed window. Skimmed walls and ceilings. Fitted carpet. Fitted radiator behind decorative radiator cover. Low level cupboard housing meters. Communicating doors to living room and sitting room.

#### Family Room 12'8 x 14'7 (3.86m x 4.45m)

An attractive secondary reception space with chimney in pointed stone flagstone laid hearth with inset clear vision log burning stove. Secondary glazed window to front elevation. Skimmed walls and ceiling with inset beam work. Fitted carpet. Fitted radiator. Half glazed doorway opens through to conservatory.

### Conservatory

An attractive conservatory with a UPVC construction with a range of UPVC fully glazed windows and UPVC fully glazed front doors into the rear garden. UPVC glazed pitched roof with glass. Wall set on a double skimmed dwarf wall with pointed exposed stone. Fitted radiators. Wood effect flooring. Archway through into kitchen/breakfast room.

#### Kitchen/Breakfast Room 17'11 x 11'1 (5.46m x 3.38m)

Modern fitted shaker style farmhouse country kitchen in an almond wood palette with brushed chrome handles. Range of wall and base units set under and over mottle effect granite worksurface with curved edged and matching upstands. Inset sink

with grooved drainer and chrome mixer tap. Inset 'Insinkerator' with waste disposal system and 'Quooker' boiling hot water tap. Fitted 'Aga' in lilac with warming plates and underset stoves. Eyeline Neff electric fan oven and microwave above. Neff two ring gas hob. Fitted island in a mint green finish with granite worksurface. Integrated dishwasher behind matching decor panel. Inset American style fridge/freezer set into a full width larder unit. Exposed stone work. Skimmed walls and exposed beam work with fitted downlighting. Wood effect flooring. UPVC double glazed window to rear elevation. UPVC fully glazed patio doors open out onto rear garden. Half glazed door into inner hall. Wooden ledged and braced doorway with inset glazed panel opens through to utility/WC.

#### Utility/WC 7'6 x 10'2 (2.29m x 3.10m)

Attractive utility space with wood effect kitchen worktop with chrome sink and chrome mixer tap. Open shelving. Space for washing machine/tumble dryer and other utilities. Skimmed walls and ceilings. Herringbone tile effect flooring. Low level dual flush WC. Floor mounted 'Baxi' gas boiler.

#### Inner Hall 11'1 x 8'11 (3.38m x 2.72m)

Quarter turn staircase leads to first floor landing. Double height to skimmed walls and exposed beam work. Fitted carpet. Fitted radiator. Communicating doors to study/living room.

#### Office 8'5 x 7'4 (2.57m x 2.24m)

An adaptable space could be used for a variety of different uses but has always been used as study. Internal wooden glazed window looking through into conservatory. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Inset open shelving.

#### Living Room 23'10 x 13'2 (7.26m x 4.01m )

An attractive principal reception room with open chimney housing wood worn clear view log burning stove set into a pointed stone surround and flagstone laid hearth. Two secondary glazed windows to front elevation. Skimmed walls and ceilings with inset beam work. Fitted carpet. Fitted radiators behind decorative radiator covers. Inset alcove shelving used as log store.

### First Floor

#### Landing 23'0 x 6'5 (7.01m x 1.96m )

Accessed via quarter turn carpet staircase to open full length landing. Skimmed walls and ceilings. Inset dado rail. Fitted exposed beam work. Good sized airing cupboard. Communicating doors to all first floor rooms.

#### Master Suite Bedroom One 13'4 x 13'4 (4.06m x 4.06m )

An excellent sized double bedroom with Velux windows and electric Velux blinds. Secondary glazed window to front elevation allowing plenty of natural light. Fully skimmed walls and ceiling with exposed beam work. Fitted carpet. Fitted double radiator. Door opens into;

#### Master Suite Bathroom One 5'1 x 13'0 (1.55m x 3.96m)

Modern four piece suite in white comprising oversized curved walk in shower with electric 'Mira Advance' shower and shower head attachment. Low level WC. Fitted bidet. Bowl wash hand basin with chrome mixer tap set in a quartz worksurface with underset vanity unit. Eyeline mirror fronted wall unit

and further matching vanity unit with quartz worksurface. Wood effect tiled splashbacks. Skimmed ceiling. Wood effect flooring. Heated towel rails. Further glazed window to front elevation.

#### **Bedroom Two 10'1 x 9'4 (3.07m x 2.84m)**

Another good sized double bedroom with window to front elevation. Skimmed walls and ceiling. Access to loft via hatch. Fitted carpet, Radiator. Built in bedroom storage. Internal high level horizontal window.

#### **Bedroom Three 10'8 x 9'4 (3.25m x 2.84m)**

Third double bedroom with double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Built in bedroom furniture.

#### **Bedroom Four/Office 7'5 x 18'7 (2.26m x 5.66m)**

An adaptable space that can be used as a single bedroom or study space. Inset Velux window. Skimmed walls and ceiling. Exposed beam work. Eaves storage. Fitted carpet. Fitted radiator.

#### **Bathroom Two**

Three piece suite in white comprising wood panelled bath with chrome taps and 'Triton' electric shower and shower head attachment. Vanity unit with underset storage with inset pedestal wash hand basin with low level WC. Tiled splashbacks. Heated towel rail. Wood flooring. Oversized wooden double glazed Velux window to side elevation.

#### **Outside**

Off road parking to front with the property set back from the road via raised beds and borders. Side

access via wrought iron gate and pedestrian wooden side access. The rear garden is private and secure via fencing to all aspects. Flagstone laid patio with two steps leading to alfresco dining terrace and further patio. Timber shed. High level hedge rows to rear. Further off road parking to rear laid to block paviour. Enough space for at least two vehicles. Stone outbuilding formally a wash house offers plenty of storage. Outside taps.

#### **Services**

The property is serviced via mains electric, water, gas and drainage.

#### **Directions**

WHAT3WORDS - ///peroxide.consented.mornings

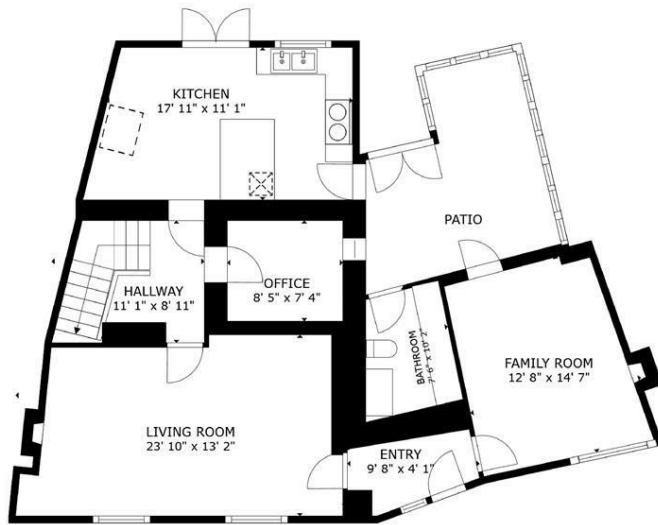




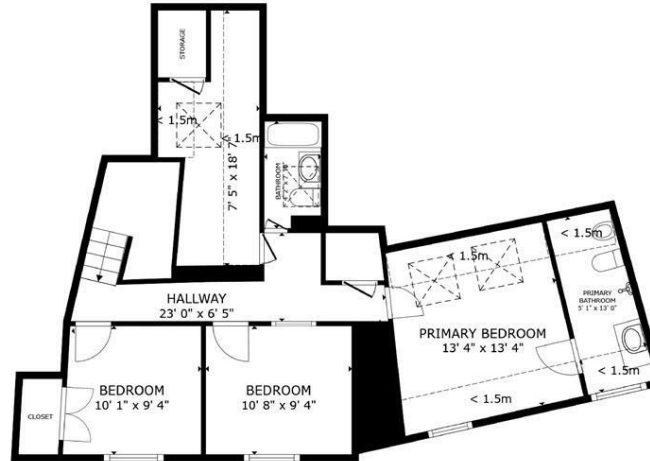








FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
CHARTERED SURVEYORS &  
ESTATE AGENTS

GROSS INTERNAL AREA  
FLOOR 1 995 sq.ft. FLOOR 2 650 sq.ft.  
EXCLUDED AREAS : PATIO 164 sq.ft. REDUCED HEADROOM 154 sq.ft.  
TOTAL : 1,645 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**HARRIS & BIRT**

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