



## Westgate House, 37 Westgate

Cowbridge, CF71 7AQ

Price £825,000

HARRIS & BIRT



An excellent opportunity to purchase this unique, well presented, detached property situated within close walking distance of Cowbridge High Street. Westgate House dates back to the early 1800's and was formerly the Westgate Inn, the first Inn and also the first house on the Western side of Cowbridge. The property has been extended in more recent years yet still retains original features such as inglenook fireplaces and exposed ceiling beams. The accommodation briefly comprises; entrance porch, spacious principal living & dining room, kitchen, utility room, sitting room and WC to the ground floor. To the first floor are four bedrooms with the master benefitting from an en suite, and a family bathroom. The property benefits from off road driveway parking to the side and an attractive, private and secluded garden to rear.

The property is within a few minutes walk of Cowbridge High Street, that offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc. are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.

- Extended Character Cottage - 2109 Sq. Ft
- Original Features Throughout
- Off Road Driveway Parking
- Timber Summer House
- Cowbridge Schools Catchment
- Four Double Bedrooms
- Versatile Living Space
- Private Rear Garden
- Easy Walking Distance to Cowbridge Town Centre
- EPC - D

## Accommodation

### Ground Floor

#### Entrance

The property is entered via front door into inner porch. Wood effect laminate flooring, Radiator. Pendant ceiling light. Further part glazed door into living room.

#### Sitting/Dining Room 29'7 max x 14'8 max (9.02m max x 4.47m max)

Large living and dining space providing focal point to the property. Two windows overlooking front. Feature inglenook fireplace containing multifuel stove set on flagstone heath with oak mantel over. Further inglenook fireplace to dining area containing Charnwood wood burning stove set on stone hearth with exposed stone surround. Wood effect laminate flooring. Further window to side. Viewing window to inner hall. Radiators. Wall lighting.

#### Inner Hall 6'11 x 9'6 (2.11m x 2.90m)

Stairs to first floor. Viewing window into principal reception. Radiator. Pendant ceiling light. Understairs storage cupboard. Exposed stone wall. Door to WC.

#### WC 5'8 x 9'1 (1.73m x 2.77m)

Spacious cloakroom containing low level WC. Wash hand basin. High level window overlooking rear. Tiled floor. Part tiled walls. Storage access hatch. Radiator. Pendant ceiling light.

#### Kitchen 14'7 x 14'11 (4.45m x 4.55m)

Traditional fitted kitchen with features to include: a range of wall and base units. with wood effect laminate worksurfaces and matching upstands. Inset double sink with mixer tap. Integrated undercounter dishwasher with matching decor panel. Inset electric hob with glass splashback and extractor over. Eyeline Zanussi inset oven and grill. Space for undercounter fridge. Peninsular offering breakfast bar seating. Large window overlooking drive. Tiled flooring. Radiator. Pendant ceiling light with fan. Ceiling spotlights. Door to inner hall and utility room.

#### Utility 13'0 x 7'8 (3.96m x 2.34m)

Stable door offering access onto slide driveway. Laminate worksurface with tiled splash back and inset single bowl sink, drainer and mixer tap. Space for undercounter washing machine. Space for American style fridge/freezer. Window overlooking driveway. Radiator. Tiled flooring. Pendant ceiling light. Opening through into kitchen.

#### Living Room 12'10 x 15'5 (3.91m x 4.70m)

Feature fireplace with marble hearth and decorative surround. Large window overlooking side. Recessed cupboard containing home bar. Further storage cupboard. Fitted carpet Radiator. Pendant ceiling light.

### First Floor

#### Landing 21'10 x 7'0 (6.65m x 2.13m)

Stairs from ground floor leading up to first floor landing. Low level window overlooking rear garden. Carpet flooring. Pendant ceiling light. Radiator. Loft access hatch. Further window to side.

#### Master Suite Bedroom One 11'8 x 14'8 (3.56m x 4.47m)

Double glazed window to front with further double glazing. Carpeted flooring. Radiator. Pendant ceiling light. Door to en-suite.

#### Master Suite Bathroom One 5'1 x 10'11 (1.55m x 3.33m)

Steps down from master bedroom. Three piece suite offering shower cubicle with wall mounted mains connected shower behind glass door. Low level WC. Vanity unit containing wash hand basin with mixer tap and storage below. Window to rear. Tiled flooring. Part tiled walls. Ceiling spotlights. Heated towel rail.

#### Bedroom Two 9'7 x 14'8 (2.92m x 4.47m)

Double glazed window to front. Carpeted flooring. Radiator. Pendant ceiling light.

#### Bedroom Three 11'9 x 14'8 (3.58m x 4.47m)

Double glazed window to front. Further window to side. Carpeted flooring. Radiator. Pendant ceiling light.

#### Bedroom Four 10'5 x 15'7 (3.18m x 4.75m)

Double glazed window to side. Range of fitted cupboards. One housing Worcester gas combination boiler installed circa 2018. Carpeted flooring. Radiator. Pendant ceiling light. Decorative obscure glazed door to rear terrace.

#### Bathroom 10'7 x 6'9 (3.23m x 2.06m)

Three piece suite in white comprising panelled bath with hot and cold mixer tap. Low level WC. Pedestal wash hand basin. Walk in wet room style shower. Wall mounted mains connected shower and non-slip flooring. Tiled walls. Window to rear. Radiator. Ceiling spotlights.

### Outside

The property is entered from the front through double gates onto spacious brick paved driveway offering private parking for several vehicles. Wood built storage shed. Dry stone wall boundary to side. Steps leading up to the rear garden. Flat level area of lawn with rear patio and wood built summerhouse. Raised terrace laid to AstroTurf with opaque glazed panels and railing offering privacy. Brick paved path and steps leading down to storage area. Dry stone wall and fenced boundary with pretty raised planted borders.

### Services & Tenure

All mains services connected to property. Heating via gas combination boiler. Freehold.

### Directions

From our offices at 65 High Street, turn right and stroll down the pavement into Westgate. Westgate House is the fine looking house at the end of Westgate on the right hand side.











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

GROSS INTERNAL AREA  
 FLOOR 1 1,212 sq.ft. FLOOR 2 898 sq.ft.  
 TOTAL : 2,109 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		79
	55	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

