



Lower New Beaupre House

St. Hilary, Cowbridge, CF71 7DP

£3,000 PCM

HARRIS & BIRT



Harris & Birt are delighted to offer this beautiful three bedroom barn conversion which has been finished to high specification and furnished to an incredibly high standard situated in the sought after village of St. Hilary. The accommodation briefly comprises; entrance hall and open plan kitchen/dining room which is fitted with integrated appliances throughout and opens out onto the courtyard via double bi-folding doors which is perfect for al fresco dining to the ground floor. To the first floor there is a spectacular open plan living area and bar, three double bedrooms, one with en suite and family bathroom. The property has scenic views across the countryside and a large private driveway. Rent £3000 pcm. Deposit £4000. EPC rating E. Council tax band D. Available immediately

St Hilary is just a mile or so from the market town of Cowbridge with its extensive range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local including Waitrose, library, health centre, sports and recreational facilities including leisure centre and an extensive range of sports clubs. St Hilary is situated in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles to the south whilst easy access to the main road network particularly the A48 and M4 with major centres including the capital city of Cardiff within comfortable commuting distance.

Categorised by a Vale of Glamorgan council as a 'County Treasure' the property is thought to have 17th century origins and appears on the 1st edition of the ordnance survey map of 1878 as a row of three cottages and these were combined as a single property some 64 years ago.

- Beautiful Barn Conversion
- Modern Fixtures and Fittings
- Open Plan Kitchen/Dining Room
- EPC Rating E
- Three Bedrooms
- High Specification
- Furnished
- Council Tax Banding D

Accommodation

Ground Floor

Entrance Hall

Entered via arched wooden front door with side vision panel into open entrance hallway. Exposed original stone to walls. Further skimmed walls and ceiling. Tiled floor with underfloor heating. Storage cupboard behind wooden double doors. Full turn staircase leads up to first floor. Doorway through to;

Kitchen/Dining Room

Open plan kitchen/dining room with bi-folding doors opening out onto terrace which is perfect for al fresco dining. Modern fitted kitchen with sage green shaker style wall and base units set under and over a marble effect work surface with matching splashbacks. Features include; integrated eyeline double oven, integrated Wifi controlled induction hob, integrated fridge/freezer behind matching decor panel, single bowl sink and drainer with waterfall mixer tap, integrated wine cooler, integrated dish washer behind matching decor panels, integrated washing machine behind matching decor panel and integrated tumble dryer behind matching decor panel. Matching tiled floor to entrance hall with underfloor heating. Skimmed walls and ceiling. Range of LED spotlighting. Downlighting over dining table. Two sets of three door run bi-folding doors. Two storage cupboards.

First Floor

Living Room

A beautifully designed living room with exposed beam work and stone work on the walls from the original barn building providing a cosy and relaxed

atmosphere. Integrated electric wood effect fire. Bar unit creating additional area. Two UPVC double glazed windows to front elevation. Further skimmed walls and ceiling. Stained wooden floor. Range of strip lighting built into beam work. Radiator. Doorways through into all first floor rooms.

Bedroom One

A good sized double bedroom with UPVC double glazed window overlooking front. Continuation of stained wood floor. Skimmed walls and ceiling, exposed beams. Radiator. Pendant ceiling light.

Bedroom Two

Another good sized double bedroom with wooden stable doorway providing access to the front of the property. Continuation of stained wood floor. Skimmed walls and ceiling, exposed beams. Radiator. Pendant ceiling light.

Bathroom

Modern three piece suite in white comprising; corner shower cubicle behind sliding glass screen with black surround, wall hung wash hand basin with vanity unit under and low level dual flush WC. Fully tiled walls and contrasting tiled floor. Matt black heated towel rail. LED spotlighting. Extractor.

Master Bedroom

Good sized master bedroom with two UPVC double glazed windows overlooking rear. Papered wall and skimmed ceiling. Carpet flooring. LED spotlighting. Double fitted wardrobes. Doorway through to;

En Suite

Modern three piece suite in white comprising; corner shower cubicle behind sliding glass screen with black

surround, wall hung wash hand basin with vanity unit under and low level dual flush WC. Fully tiled walls and contrasting tiled floor. Matt black heated towel rail. LED spotlighting. Extractor.

Outside

The property is accessed via wooden double gates which lead onto a Cotswold chipping driveway. Patio laid dining terrace which can be accessed externally and via bi-folding doors from the kitchen/dining room perfect for al fresco dining.

Services

The property is serviced via mains gas, electricity, water and drainage. EPC Rating E. Council Tax Banding D.

Directions

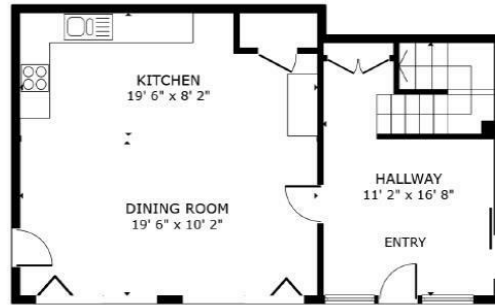
From our offices at 67 High Street turn left and proceed up the high street through the traffic lights and up the hill onto the A48 towards Cardiff. As you come off the dual carriageway turn right sign posted St Hilary and take the country road into the village. As you enter the village bear right heading directly for The Bush Inn public house, continue past the pub and following the road around, continue on this road for around half a mile and the property will be on your left hand side.











GROSS INTERNAL AREA
FLOOR 1 554 sq.ft. FLOOR 2 977 sq.ft.
TOTAL : 1,531 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

HARRIS & BIRT

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