



Penybryn Cross Ways

Cowbridge, CF71 7LJ

Price £875,000

HARRIS & BIRT



An immaculately presented and high specification property with extensive, highly adaptable accommodation, briefly comprising: three reception rooms, all with wood burning stoves. Stylish modern kitchen/breakfast room leading to a spacious orangery, bar kitchen area opening out to orangery, utility, cloakroom/WC. To the first floor are four double bedrooms, the master bedroom offers its own en suite shower room, a further family bathroom. Separate, detached two storey garage block with space for parking, storage room and WC to ground floor with office/cinema room and games room above. There is a large, flat and private garden to the rear of the property, with a paddock beyond, set in circa 0.85 of an acre.

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.

- Spacious Property Spanning circa 3,400 sq/ft In Total
- Four Reception Rooms
- Sitting Comfortably in 0.85 Acres with a 0.5 Acre Paddock
- Close To Cowbridge Town Centre
- Owned Solar Panels & EV Charging Point
- Four Double Bedrooms, Master En Suite
- Detached Double Garage with Annexe Including Snooker/Games Room & Study
- Plenty Of Off Road Parking
- Excellent Cowbridge School Catchment Area
- EPC Rating: D

Accommodation

Ground Floor

Entrance Porch 6'2 x 7'6 (1.88m x 2.29m)

The property is entered via modern composite front door with adjacent opaque glazed vision panel. Inset pointed stone work with UPVC double glazed port hall window. Further skimmed walls and ceiling. Inset chrome LED spotlighting. Terrazzo style tiled vinyl laid flooring. Oak doorway with inset vision panel opens through into entrance hall.

Entrance Hall 5'0 x 21'5 (1.52m x 6.53m)

Half panelled walls. Further skimmed walls. Coved and skimmed ceiling. Herringbone style flooring. Graphite fitted radiator. Attractive drop down pendant glass light fittings. Oak door opens through to WC.

WC 3'6 x 4'11 (1.07m x 1.50m)

Two piece suite comprising wall hung hidden cistern dual flush WC. Wall mounted curved wash hand basin with matte black mixer tap. Acoustic timber clad to walls. Skimmed ceiling. Attractive vinyl laid tiled flooring.

Living Room 17'3 x 15'2 (5.26m x 4.62m)

Accessed via oak veneer door into an open plan living area that flows through semi-open to the kitchen/breakfast room. Two UPVC double glazed picture windows to front and side elevations. Skimmed walls. Coved and skimmed ceiling. Laura Ashley fitted light fittings to wall and ceiling. Inset fireplace with a flagstone laid hearth to include a 'Contura' clear view log burning stove. Modern herringbone style flooring. Further modern vertical graphite radiators. Semi-open plan into kitchen/breakfast room.

Kitchen/Breakfast Room 17'3 x 11'4 (5.26m x 3.45m)

An attractive modern kitchen/breakfast room comprising: a range of flush fronted white shaker style units with

curved edging and brushed gold handles. Contrasting with an olive palette fitted island. All set under and over a marble effect work surface. Features to include: matching upstands. Inset 1.5 sink and grooved drainer in a composite finish. Flush fronted with a mixer power tap. Integrated wine cooling fridge. Integrated Bosch dishwasher behind matching decor panel. Integrated up and over fridge freezer behind matching decor panel. Free standing Aga with inset induction two ring hob and warming tray. It also includes underset ovens and warming drawers. Extractor hood. Gas fired central heating boiler housed to wall behind matching decor panel. Over hanging breakfast bar to island. UPVC double glazed patio doors open through into the orangery. Skimmed walls and ceiling. Drop down pendant light fitting. A range of fitted spotlights throughout.

Orangery 27'3 x 15'6 (8.31m x 4.72m)

P-shaped orangery space with double skinned dwarf wall set under a range of UPVC double glazed windows looking out onto the pretty rear gardens and two set of fully glazed patio doors. Monopitched blue glass roof structure. Power and light. Further skimmed walls. Modern vertical graphite radiator. Marble effect vinyl laid tiles. Opening through to an attractive bar/kitchen area.

Bar/Kitchen Area 8'2 x 10'5 (2.49m x 3.18m)

Great for entertaining. A range of shaker style wall and base units, including glass display cases and underset dishwasher behind matching decor panel. Set under and over granite worksurfaces with inset Belfast sink and grooved drainer. Power mixer tap and a separate filter water tap. Half tiled walls and splashbacks throughout. Skimmed walls and ceilings. Inset LED spotlighting. Further pendant light fittings. Open doorway through into utility.

Utility 7'5 x 6'3 (2.26m x 1.91m)

Excellent space for a range of utilities. Internal window looking through into the orangery. Monopitched roof

structure. Skimmed walls and ceiling. Matching limestone effect tiled flooring.

Sitting Room 15'8 x 16'0 (4.78m x 4.88m)

An attractive secondary reception space with a feature pointed stone fireplace with inset log burning stove set on a flagstone laid hearth. Further pointed stone work to feature wall. Inset modern vertical graphite radiator. Straight staircase leads up to first floor landing. Skimmed walls. Coved and skimmed ceiling. Inset attractive light fitting. Herringbone style flooring.

Study/Snug 15'8 x 10'10 (4.78m x 3.30m)

UPVC double glazed picture window to front, enjoying wonderful views across the open countryside beyond from an elevated position. Attractive inset fireplace with log burning, Clear View stove set on a granite laid hearth. Fully skimmed walls throughout, including skimmed chimney breast. Coved and skimmed ceiling. Inset chrome five arm light fitting. Alcove shelving and storage. Modern fitted graphite vertical radiator.

First Floor

Landing

Accessed via straight carpet staircase to first floor landing. Oak handrail and inset glass balustrade. Exposed beam work with inset spot lighting. Wood effect flooring. Further skimmed walls and ceiling. Communicating doors to all first floor rooms. Access to boiler cupboard housing compressed hot water cylinder and solar generator. Access to loft via hatch.

Master Suite Bedroom 15'4 x 15'7 (4.67m x 4.75m)

Excellent sized double bedroom. Attractive feature panelled wall with further skimmed walls and ceiling. Wood effect flooring. Two UPVC double glazed picture windows. Traditional fitted radiator. Built in storage cupboard. Good sized double wardrobe. Further single wardrobe. Door opens through into:

Master Suite Bathroom 5'1 x 9'4 (1.55m x 2.84m)

Modern fitted three piece suite comprising: an oversized walk in shower cubicle in a wet room style with a gold and glass shower screen and inset rainfall shower head and separate shower head fitment. Oversized wash hand basin with mixer tap and under set vanity unit in a granite finish. Low level dual flush WC. Exposed pointed stone wall. UPVC double glazed window to front elevation. Further tiled walls. Exposed beam work. Inset LED spotlighting. Terrazzo effect tiled flooring. Graphite fitted radiator.

Bedroom Two 15'2 x 8'7 (4.62m x 2.62m)

Another good sized double bedroom. UPVC double glazed window to rear elevation enjoying views across the gardens and paddock beyond. Fully skimmed walls. Textured finished ceiling. Wood effect flooring. Two good sized built in fitted wardrobes.

Bedroom Three 10'11 x 11'5 (3.33m x 3.48m)

A third double bedroom. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator.

Bedroom Four 15'3 x 13'8 (4.65m x 4.17m)

A fourth double bedroom. UPVC double glazed window to front elevation, enjoying fantastic views across the open countryside beyond. Skimmed walls. Skimmed ceiling. Wood effect flooring. Fitted double radiator. Five door run of fitted wardrobes, three being mirror fronted. Pedestal wash hand basin with chrome mixer tap and underset vanity unit.

Bathroom 9'6 x 8'1 (2.90m x 2.46m)

Attractive family bathroom, four piece suite comprising quadrant shower cubicle, panelled bath, low level dual flush WC and pedestal wash hand basin in white. Wood effect flooring. Tiled splashbacks and further skimmed walls.

Outside

Detached Annexe

Pedestrian door offers access to side. Fully carpet staircase to first floor. Double height vaulted ceiling. Skimmed walls. Inset Velux composite window. Communicating doors to first floor rooms.

Double Garage 24'0 x 18'8 (7.32m x 5.69m)

The annexe benefits from an attractive, good sized double garage accessed via an oversized up and over electric garage door. Power and light. Set on a concrete base. Plenty of storage/space for two vehicles. Valliant gas fired central heating boiler housed to wall, to heat upstairs. Further storage to rear.

Storage 11'9 x 15'3 (3.58m x 4.65m)

Housing battery and solar generator. Further door offers access to shower room.

Shower Room 11'9 x 3'1 (3.58m x 0.94m)

Comprises a quadrant shower with rainfall shower head and shower head attachment. Set behind a glazed and chrome shower screen. Low level dual flush WC. Wall hung wash hand basin with underset vanity unit. Power and light. Fitted carpet.

Snooker/Games Room 27'4 x 18'8 (8.33m x 5.69m)

Attractive oversized games room with an impressive A-framed UPVC double glazed picture window enjoying those wonderful views across countryside beyond. Further skimmed walls and ceiling. Range of fitted wall lights. Fitted carpet. Two fitted radiators. Full sized snooker table by Riley. Light to remain in situ. Please note the table has been refelted in recent time.

Study/Cinema Room 12'1 x 18'8 (3.68m x 5.69m)

This room has been adapted over time but is a great space

to have a home office outside of the main residence. Double height ceiling. Skimmed and vaulted space. Further skimmed walls. Chrome wall lights. Further UPVC double glazed A-framed window to rear elevation. Fitted radiator.

Gardens & Grounds

The gardens & grounds are substantial and span to circa 0.85 acres. Accessed from the front via double gated wrought iron electric gates to an oversized tarmac laid forecourt with plenty of parking for numerous cars and EV charging point. LPG tank and septic tank are situated to the front. Raised beds and borders provide natural privacy via high hedge rows. Pedestrian access to the side and through to the rear gardens. Extremely well maintained and found in excellent order. Sandstone laid patio traversing the full width of the plot. Provides a brilliant space for outside entertaining. Fitted pizza oven. Timber pergola with inset hot tub situated under. Timber built sauna facility. Further formal gardens are mainly laid to lawn. Raised beds and borders with mature trees. Offers access to the paddock beyond which is flat, lawned and currently housing a chicken coup. The property in its entirety is extremely private and the gardens are just wonderful.

Services

Septic tank. LPG gas. There are owned solar panels to the main house roof structure, newly fitted. Annexe benefits from a battery which stores electricity and feeds into the EV charging point and the solar to the main roof structure, providing a feed-in tariff back to the grid for the original tariff circa 80p per KW. This equates to around £3,500 a year.





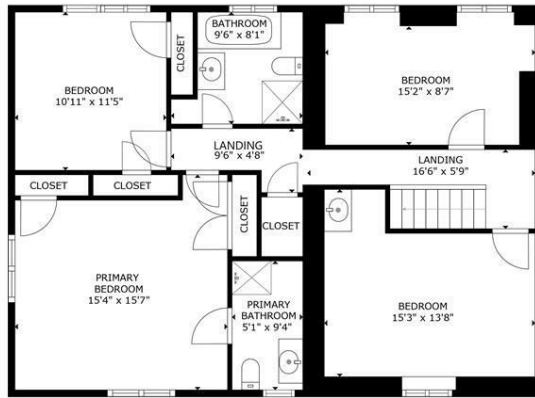








FLOOR 1

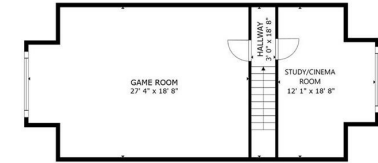


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1,578 sq. ft, FLOOR 2: 1,028 sq. ft
 TOTAL: 2,606 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 279 sq. ft, FLOOR 2: 274 sq. ft
 EXCLUDING GARAGE: GARAGE: 274 sq. ft
 TOTAL: 553 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
59	73		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-60) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (39-60) C (15-49) D (1-38) E (1-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

