



## Dunnock House

Broughton, Cowbridge, CF71 7QR

Price Guide £800,000

HARRIS & BIRT



A unique and spacious family home, that has been recently extended, situated in the heart of Broughton backing onto farmland and set within its own garden and paddock of about a third of an acre in total. With extensive and highly versatile accommodation including: entrance hall, living room, family room, kitchen/living/dining room, study and sitting room, as well as WC and utility area to ground floor. Stairs lead up to four good sized bedrooms, master en suite and family bathroom. Integral garage, and off-street parking via private driveway. South facing front garden; patio garden to the rear and larger level paddock beyond.

The Hamlet of Broughton is situated within one mile of the Village of Wick and includes a combination of modern and older properties, positioned within attractive countryside and a short distance from the Heritage Coastline, with its beautiful cliff top walks and mixture of sandy and stony beaches. The village shop has been upgraded and has added a central hub to the village. Wick is one of the more self-contained Villages in the Vale of Glamorgan and contains a number of period houses, a local shop and post office, Church in Wales primary school, two public houses, church, village hall, village green and local rugby and cricket clubs. The Village is accessible to the Historic Market Town of Cowbridge and to the nearby Town of Llantwit Major (approximately 4 miles) which both include a comprehensive range of commercial, retail and leisure facilities and to the Town of Bridgend (some 6 miles) which offers a comprehensive commercial, retail and leisure amenities. There is a main line railway station at Bridgend providing direct access to Cardiff and London. The City of Cardiff is also within reach via the A48 road or the M4 motorway (Junction 35) at Pencoed, which also provides access to other major commercial centres in the region. Local bus services that run every hour linking Bridgend to Llantwit Major.

- Spacious Detached Property
- Open Plan Kitchen/Dining/Family Room
- Integral Garage
- Set in 1/3 Of An Acre
- Well Regarded Llantwit Major School Catchment
- Four Good Sized Bedrooms
- Five Reception Rooms
- Two Storage Sheds
- Popular Vale Village
- EPC Rating: C

## Accommodation

### Ground Floor

#### Entrance Hall 7'8 x 15'11 (2.34m x 4.85m)

The property is entered via modern composite front door with inset glazed lead-lined vision panel to open entrance hallway. Inset quartermatting opening out onto engineered oak flooring. Skimmed walls and ceiling with inset LED spotlighting. Fitted radiator. Staircase leading up to first floor landing. Good sized cupboard to house shoes and cloaks. Communicating doors leading to all ground floor rooms.

#### Living Room 15'2 x 19'10 (4.62m x 6.05m)

Attractive UPVC double glazed patio doors with adjacent picture windows to front that span the width of the living room allowing natural light through. Feature log burning stove by Charnwood set into red brick chimney breast and slate laid hearth. Skimmed walls. Coved and skimmed ceiling. Fitted radiator.

#### Sitting Room 13'4 x 12'3 (4.06m x 3.73m)

Currently in use as a play room but easily adaptable. UPVC double glazed patio doors open out onto attractive rear laid stone terrace. Skimmed walls. Coved and skimmed ceiling. Fitted radiator. Accessed via an oak fully glazed door from entrance hall.

#### WC 7'9 x 8'4 (2.36m x 2.54m)

Sizeable two piece suite comprising low level dual flush WC. Modern free standing oval ceramic wash hand basin with a chrome mixer tap set on a tiled worksurface with matching upstand, in a pastel blue metro tile. UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Ceramic tiled flooring. Fitted radiator.

#### Kitchen/Dining/Family Room 24'9 x 25'6 max (7.54m x 7.77m max )

A fantastic 'heart-of-the-home' space that comprises an open plan L-shaped room. Shaker-style modern fitted kitchen in an almond white and sleek chrome handles. Features include: a peninsula breakfast bar. China 1.5 sink and drainer with chrome swan neck mixer tap. Fully electric Rangemaster kitchen electric range cooker and hob with a Rangemaster overhead fitted extractor. Space for undercounter fridge/freezer and dishwasher. Wood effect worksurfaces. Matching metro tiled splashbacks to WC. Under pelmet lighting. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling with LED spotlighting. Terrazzo tiled ceramic flooring, opens out to fitted carpet in the family room. UPVC double glazed patio doors opening out onto front terrace. Inset chimney breast with Contura cler view log burning stove, set on a tiled hearth providing an attractive focal feature. Range of fitted radiators. Access to garage via oak door.

#### Utility/Rear Hall 6'10 x 12'3 (2.08m x 3.73m)

The property has been extended to the rear to create a good sized area. Matching range of fitted wall and base units. China sink and drainer with chrome swan neck mixer tap. Plenty of space for washing machine and tumble dryer with matching upstands. UPVC fully double glazed rear pedestrian door. Matching tiled flooring. Skimmed walls. Coved and skimmed ceiling. Door offers access through into study. Underfloor heating.

#### Study 8'4 x 7'3 (2.54m x 2.21m)

Good sized study space with UPVC double glazed window to side elevation. Skimmed walls. Coved and skimmed ceiling. Engineered oak flooring with underfloor heating. Built in office furniture.

#### Dining Room 17'6 x 11'10 (5.33m x 3.61m)

Another adaptable space, currently in use as dining room. UPVC double glazed window to rear elevation. UPVC fully glazed patio doors open out onto rear garden. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Underfloor heating.

### First Floor

#### Landing 20'7 x 14'8 max (6.27m x 4.47m max )

Accessed via quarter turn staircase from ground floor hallway. Oak laid staircase with fitted carpet to open landing. Attractive UPVC double glazed window and inset Velux window to eaves allowing plenty of natural light that floods the property. Fully skimmed walls and ceilings with LED spotlighting. Access to loft via hatch spanning the full length of the house and offering ample storage. Fitted radiator. Good sized airing cupboard housing the central heating boiler. Communicating doors to all first floor rooms.

#### Master Suite Bedroom 13'4 x 18'2 (4.06m x 5.54m)

Excellent sized double bedroom with natural light via four UPVC double glazed Velux windows set into eaves, providing attractive views across the countryside and beyond. Fully skimmed walls and ceilings. Fitted carpet. Fitted radiator. Communicating doors open through into:

#### Master Suite Bathroom 13'4 x 9'9 (4.06m x 2.97m )

Three piece suite comprising over sized walk in shower cubicle with integrated chrome shower, rainfall shower head and separate shower head attachment. Set behind a glazed and chrome shower screen. Pedestal wash hand basin with a chrome mixer tap. Low level dual flush WC. Inset composite Velux windows set into eaves with open countryside views beyond. Tiled splashbacks. Further skimmed walls and ceilings. Tiled flooring. Fitted radiator. Further fitted chrome heated towel rail.

#### Bedroom Two 10'8 x 14'8 (3.25m x 4.47m)

Another good sized double bedroom with UPVC double glazed window to front elevation. Further natural light via a composite Velux window. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

#### Bedroom Three 12'5 x 10'11 (3.78m x 3.33m)

Another excellent sized double bedroom with a UPVC double glazed window and inset Velux allowing plenty of natural light. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

#### Bedroom Four 14' (max) x 10'1 (max) (4.27m (max) x 3.07m (max))

Composite oversized Velux window set into eaves with views across the open countryside beyond. Fully skimmed walls and ceiling. Fitted carpet. Fitted radiator. Built in double wardrobes.

#### Bathroom 14' x 6'5 (4.27m x 1.96m)

Three-piece suite comprising an over sized walk in shower cubicle with integrated

rainfall shower head and separate shower head fitment. Wall hung wash hand basin with chrome mixer tap and under set vanity unit. Oversized bath with chrome mid mixer tap and separate shower head fitment. White panelled splashbacks with oversized mirror. Further skimmed walls and ceiling. Vinyl tiled effect flooring. Composite Velux window set into eaves overlooking those fantastic views to the rear. Modern chrome heated towel rail.

### WC

Separate two piece suite comprising low level WC and pedestal wash hand basin with chrome taps. Inset composite Velux window. Terrazzo style splashback. Further skimmed walls and ceiling. Vinyl tiled effect flooring. Fitted radiator.

### Outside

#### Integral Garage 17' x 10'7 (5.18m x 3.23m)

Single car integral garage. Electric garage door. Light and power.

### Gardens & Grounds

The front is laid to a tarmac driveway which also provides parking for a number of vehicles. The front garden enjoys a sunny southerly orientation and is mainly laid to lawn but has been landscaped by the current owner to contain a variety of different flowers, plants and shrubs. A pathway extends along the western side of the house providing access to the rear garden. The rear garden has again been landscaped to create a delightful, sheltered patio courtyard garden accessed from the new extension and from the sitting room; steps lead up to the adjoining paddock enjoying wonderful views over open countryside. Outside water taps to front and rear. • There is an external double mains plug at the rear of the house and a single at the front. Sensored external lighting at the front and internally operated lighting at the back of the house.

### Services

All mains services. Gas inlet to cooker and hob. Every Velux was replaced in 2019 and the French doors to the kitchen. Veissmann boiler replaced and replumbed in 2022. Gas inlet behind oven if needed.

### Directions

From our offices at 65 High Street, Cowbridge, turn right and go down the High Street into Westgate and at the end turn left onto the Llantwit Major Road. At the first roundabout on the entrance onto the Llantwit Major bypass turn right signposted Wick. Go past the crossroads with the left turn signposted to St Donats Art Centre and about half a mile further on turn left signposted Marcross and Broughton. Turn right signposted Broughton, and follow the country road down into the hamlet. Then turn onto Chapel Road and the property is located half way down the road on your right hand side.





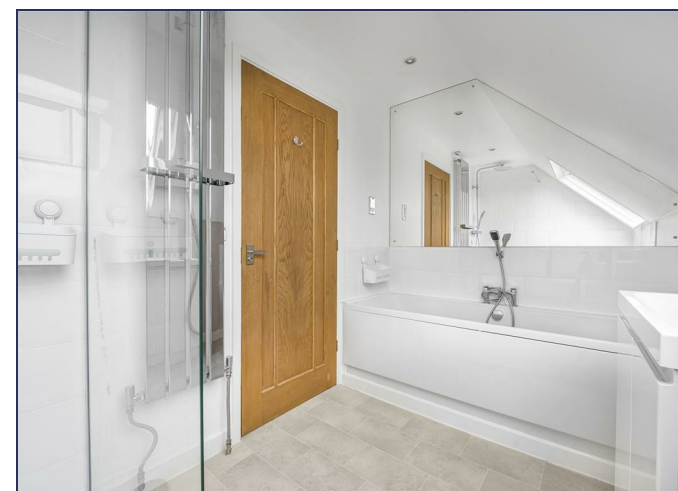
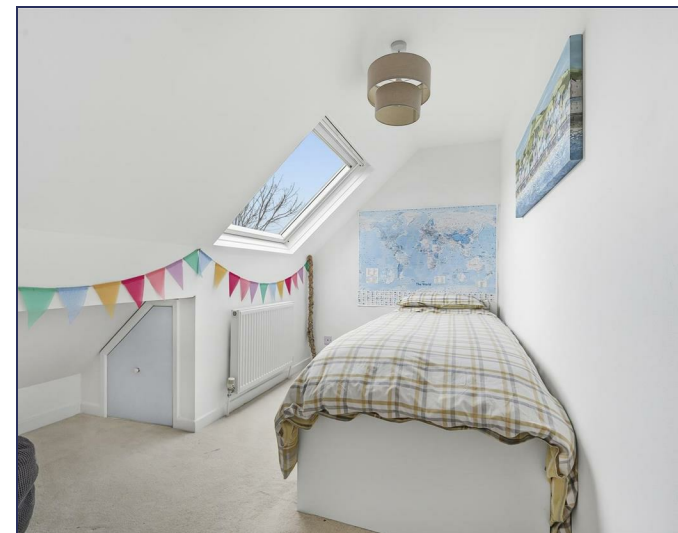






GROSS INTERNAL AREA  
FLOOR 1: 1439 sq ft, FLOOR 2: 956 sq ft  
REDUCE HEADROOM: 110 sq ft  
TOTAL: 2836 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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