



## Ivy Cottage

Penylan, Cowbridge, CF71 7RY

Price £725,000

HARRIS & BIRT



An excellent opportunity to purchase this sizeable 2,220 sq/ft, three double bedroom, character cottage, situated in the ever popular hamlet of Penylan close to the village of Llansannor & Graig Penllyn. Situated within its own extensive plot with plenty of off road parking to front and with characterful accommodation briefly comprising; entrance porch, entrance hall, WC, utility, open plan kitchen/dining room, conservatory, drawing room and sun room to the ground floor. Stairs lead up to three good sized double bedrooms with the master offering its own dressing room that can be adaptable to an en suite etc if necessary. The further two bedrooms including one with inset shower and wash hand basin, as well as a further family bathroom. Detached double garage. Mature and well maintained gardens. Spectacular views from the rear are truly wonderful.

Penylan is situated in close proximity to the ever popular village of Llansannor. Situated in a fine woodland setting in one of the Vale's most peaceful enclaves yet within easy reach of Cowbridge town and its shops and schools. The property is located in a rural setting yet is just 3 miles from the beautiful market town of Cowbridge with its broad range of shops and services. M4 (Junctions 34 and 35) are within a 10 minute drive. The Intercity Rail network can be accessed from both Bridgend and Cardiff with frequent services to Paddington (approximately 2 hours from Cardiff). There is an abundance of rural pursuits and footpaths on the doorstep. The Parish of Llansannor has an excellent Primary School; Secondary education is in Cowbridge Comprehensive School.

- Charming and Spacious Character Cottage
- Three Bedrooms
- Detached Double Garage and Sizeable, Mature Gardens
- Cowbridge Comprehensive School Catchment
- Stone Built Detached
- Exceptional Views To Rear
- Semi-Rural Location in a Pretty Hamlet
- EPC: E

## Accommodation

### Ground Floor

#### Entrance Porch

Stone pointed pitched roof entrance porch, entered via UPVC fully glazed front door with inset glazed vision panel. Skimmed walls. Timber clad ceiling. Tiled flooring. Oak ledged and braced doorway into entrance hall.

#### Entrance Hall 4'8 x 17'9 (1.42m x 5.41m)

Full turn staircase leading up to first floor landing. Fitted carpet. Skimmed walls. Exposed beam work. Good sized understairs storage cupboard. Fitted radiator. Ledged and braced door opens into WC.

#### WC 8'3 x 3'10 (2.51m x 1.17m)

Comprising low level WC and wall hung wash hand basin with tiled splashback. UPVC double glazed window to side elevation. Skimmed walls. Textured finished ceiling. Ceramic tiled flooring. Fitted radiator.

#### Utility/Boiler Room 8'3 x 6'1 (2.51m x 1.85m)

Base unit with space for inset washing machine/tumble dryer. Mottle effect worksurface with inset chrome sink and mixer tap. Floor mounted oil fired central heating boiler by Worcester. UPVC double glazed window to side elevation. Skimmed walls. Textured finished ceiling. Tile effect vinyl laid flooring. Open shelving.

#### Kitchen/Dining Room 30'2 x 10'9 max (9.19m x 3.28m max)

Modern fitted shaker style light Oak kitchen with a range of fitted wall and base units set under an over

hanging peninsula breakfast bar. 'Hotpoint' free standing cooker and four ring hob with overhead pull out extractor. Chrome 1.5 sink drainer with chrome mixer tap. Space for inset dishwasher and up and over fridge/freezer. Fully tiled splashback. Skimmed walls. Exposed beam work. Aluminium glazed internal window offering views out towards fantastic open countryside views. Tiled flooring to kitchen. Carpet flooring to dining room. Range of fitted radiators. UPVC fully glazed patio doors open out onto rear patio laid terrace. UPVC fully double glazed sliding internal patio door opening out onto conservatory. Attractive pointed stone inglenook. Steps lead up to a ledged and braced door into the living room.

#### Conservatory

UPVC construction with a mono-pitched polycarbonate PVC roof structure. Range of fitted UPVC double glazed windows that offer a truly spectacular view across the open countryside towards Llansannor. Power and light. Electric wall mounted heating. UPVC half glazed pedestrian door opens out onto rear terrace.

#### Drawing Room 19'7 x 13'11 (5.97m x 4.24m)

Attractive principal reception rooms with character features throughout including exposed beams, pointed stone walls and chimney breast, including spiral staircase. UPVC double glazed patio doors leading out to gardens and UPVC double glazed windows. Ledged and braced door through to dining room. Fitted carpet. Stairwell leads to;

#### Sun Room 7'7 x 16'4 (2.31m x 4.98m)

Of UPVC construction with polycarbonate pitched roof structure, plenty of natural light. Pedestrian glazed double door leads out to gardens. Tiled flooring.

### First Floor

#### Landing 4'7 x 17'4 (1.40m x 5.28m)

Accessed via full turn staircase to open landing. Skimmed walls. Textured finished ceiling. Access to loft via hatch. UPVC double glazed window to front elevation. Fitted carpet. Fitted double radiator. Good sized airing cupboard with open shelving.

#### Master Bedroom 20'7 x 13'10 (6.27m x 4.22m)

Set into a pitched roof structure with attractive exposed A frame. Timber clad ceiling. Fully skimmed walls. Range of low level UPVC double glazed windows to the south elevation allowing natural light through. Pointed stone chimney breast. Fitted carpet. Range of fitted radiators. Four door run of built in bedroom furniture. Doorway opens through into;

#### Dressing Room 7'5 x 8'9 (2.26m x 2.67m)

Currently in use as storage. High level UPVC double glazed window to side elevation. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator.

#### Bedroom Two 15'10 x 10'1 (4.83m x 3.07m)

Another good sized double bedroom. UPVC fully double glazed picture window to rear elevation enjoying those fantastic views. Papered walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Four door run of floor to ceiling fitted wardrobes.

### **Bedroom Three 11'8 x 10'6 (3.56m x 3.20m)**

A third double bedroom with UPVC double glazed window to the rear enjoying the spectacular views. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Corner quadrant shower cubicle with integrated chrome shower and shower head attachment. Pedestal wash hand basin with chrome taps and tiled splashbacks.

### **Family Bathroom 8'5 x 7'2 (2.57m x 2.18m)**

Four piece suite in white comprising wood panelled bath with brass tap sand low level WC. Fitted bidet. Pedestal wash hand basin. UPVC double glazed windows to side elevation. Tiled splashbacks. Fully skimmed walls. Textured finished ceiling. Ceramic tiled flooring. Fitted radiator. Excellent sized airing cupboard with open shelving.

### **Outside**

#### **Detached Garage**

Freestanding detached double garage situated just off the driveway. Electric up and over garage door. Power and light. Space into the eaves with storage. Set on a concrete base. Excellent sized.

#### **Gardens & Grounds**

The property sits uniquely to the rear of its plot with attractive and mature gardens to front. Situated behind a dry stone wall with open driveway allowing forecourt driveway for plenty of vehicles leading up to the garage. High level hedgerow. Picket fence offers access through to a pretty cottage garden with block paviour pathway leading to front door. Garden is mainly laid to lawn sat across two tiers with raised

beds and borders with adolescent shrubbery. Fitted green house to remain. Attractive timber built summer house. South facing and enjoying the benefit of the all day sun. Access to the side to the rear. Patio laid terrace. Access to the oil tank.

#### **Services**

Oil fired central heating. Mains electric and water. Cesspit drainage. Manhole to rear.

#### **Directions**

What3Words: ///perusing.unless.upstarts

From our offices at 65 High Street, Cowbridge turn left and go up the high street to the traffic lights and turn left onto the Aberthin Road. Go through the village of Aberthin and turn first left and take the next turning left. Go past Newton Farm and Newton House on your left hand side and after passing the place name for Newton on your right just after the bend, turn right towards Penylan, and right again at the T junction. As you come up the hill into Penylan you will see the sign for Ivy Cottage on your left hand side.

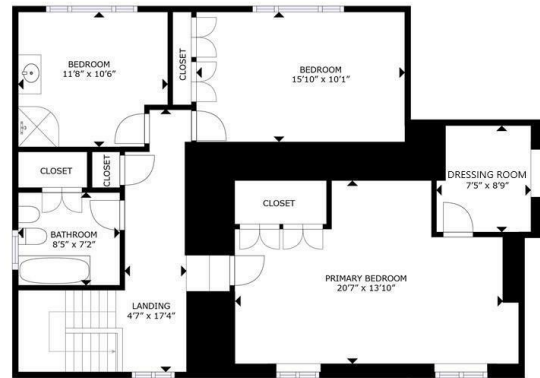
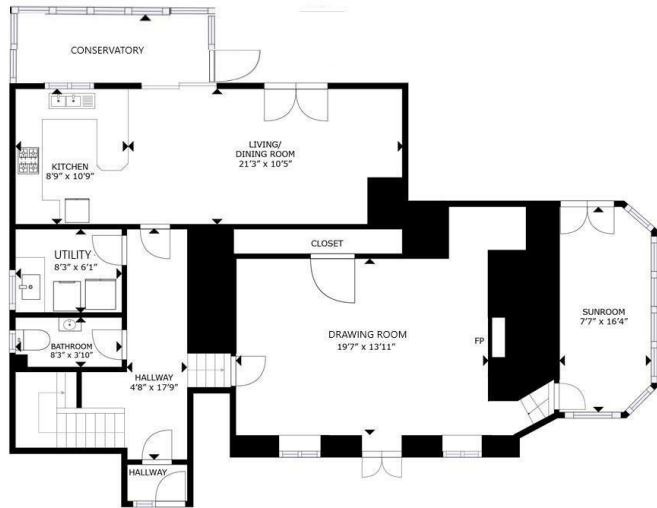












GROSS INTERNAL AREA  
 FLOOR 1: 1,172 sq. ft. FLOOR 2: 1,033 sq. ft.  
 TOTAL: 2,205 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

