



Heol Spencer, Coity, CF35 6AU
£575,000

BRINSONS & BIRT

High Street, Cowbridge CF71 7AF

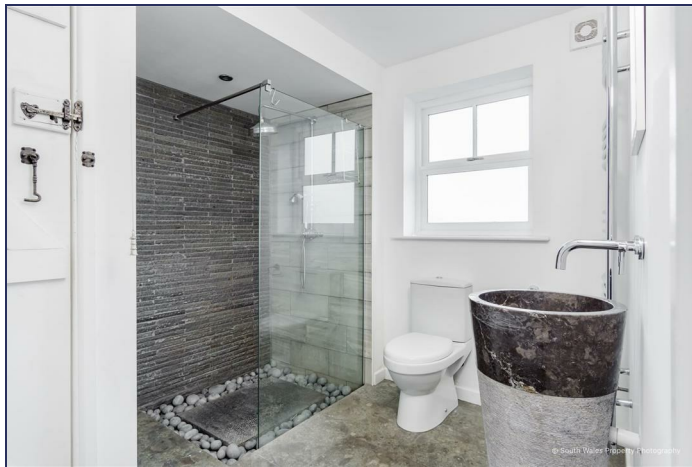
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Rebuilt tastefully by the current owners in 2015 to extremely high building standards, this characterful detached, five bedroom property offers a wonderful fusion of modern insulation, roof structure, rewire and kitchen/bathrooms blended with lime pointed stonework, open feature fireplaces and cute alcove features throughout. The property positioned within a small cul de sac location and neighbours Coity Castle, enjoying wonderful views out across. Coity, a small village in Bridgend County is home to one of the most infamous castles in Welsh history. It is one of the best preserved castles in Glamorgan and was built c. 1100 by Payn Turbeville. The interior is inspired by Bali throughout and Volcanic rock tiling to floors, marble pedestal wash hand basins and open fronted shower cubicles.

Originally two cottages the vendors opened out the property to create large open plan family living throughout and originally converted the property to live in. Always a glowing recommendation!

Major road networks including the A48 and M4 corridor are close at hand with a short drive into Bridgend and Cowbridge and all they have to offer including shops, restaurants, schooling and public transport links.



Accommodation

Ground Floor

Living/Dining Room 26'9" x 12'6" max (8.15 x 3.81 max)

Large living room entered via stable door from storm porch. Windows overlooking front courtyard with pretty views of the castle beyond, roman blinds to remain. Two impressive feature fireplaces with exposed stone surround, one with inset multi fuel burning stove set on stone hearth. Natural Limestone floor with underfloor heating. Skimmed walls and ceilings with modern light fittings to remain. Doors to Sitting Room and Kitchen/Dining Room.

Kitchen/Family Room 35'3" x 16'7" max (10.74 x 5.05 max)

Spacious open plan Kitchen/Dining room offering range of Sigma 3 fitted base units with granite work surfaces. Large central island with feature downlighting. Large dresser with glass doors and shelving. Wall mounted unit with storage and plate rack. Built in six ring gas range cooker by Cannon with dual oven, grill and plate warmer with overhead extractor hood. Belfast sink with chrome mixer tap. Integrated under counter Neff dishwasher. Built in wine fridge. American style fridge/freezer. Inset built under wine cooler. Tri-folding doors opening to outside decking area. Two windows overlooking front. Two Velux windows. Dining area featuring pretty fireplace with inset multi fuel stove. Karndean floor. Skimmed walls and ceilings with spot and pendant lighting. Understairs storage cupboard. Stairs to first floor. Door to;

Utility Room

Base units with granite worktops over matching kitchen. Plumbing for white goods. Belfast sink with brass swan neck mixer tap over. Door to boiler room housing gas central heating boiler and door to rear garden.

Boiler Room

Fully functional boiler room with manifolds for underfloor heating, hot water pressure cylinder and Ideal combination gas central heating boiler with attached pressure header.

Shower Room

Modern, high quality, contemporary three piece suite imported from Bali comprising walk in shower with feature

pebble floor and rainfall shower over, freestanding marble wash hand basin with inset mixer tap mounted to wall and low level dual flush WC. Part tiled walls and tiled floor. Volcanic rock tiled floor again imported from Bali.

Garden Room/Bedroom Five 14'10" x 8'11" (4.52 x 2.72)

Useful further reception/bedroom with double French doors opening out to rear garden. Fitted carpet. Door to;

Rear Hall

Glazed hardwood door leading out to rear garden. Marble tiled floor. Downlighting.

Sitting Room 17'11" x 12'1" (5.46 x 3.68)

A generous room with double French doors leading onto front patio area. Pretty arched window to side. Stairs up to bedroom four. Under stair storage.

First Floor

Master Suite Bedroom One 28'4" x 17'6" (8.64 x 5.33)

Excellent sized principal bedroom. Sitting area with feature exposed open fireplace. Inset Velux window. LED spotlighting. Fitted carpet. Door through to;

Master Suite Bathroom One

Three piece suite comprising; free standing roll top tin slipper bath, step in enclosed shower and marble, modern cone shaped wash hand basin. Stepped effect tiled splashback. Stone laid flooring. Plantain bespoke shutters over window. Chrome heated towel rail.

Master Suite Dressing Room

Walk in dressing area. Useful storage facility. Radiator.

WC

Separate from dressing area. Two piece suite comprising dual flush WC and wash hand basin with inset vanity unit under.

Suite Bedroom Two 12'10" x 15'9" (3.91 x 4.80)

Another excellent sized double bedroom with windows to front to include bespoke plantain shutters. Stressed effect original wooden floorboards. Victorian inset fireplace and fitted radiator. Door through into;

Suite Bathroom Two

Excellent sized en suite with free standing oval luxury bath,

marble wash hand basin set on a teak vanity unit and low level WC. Bali imported Yoga Stone flooring. Chrome heated towel rail.

Bedroom Three 10'5" x 9'5" (3.18 x 2.87)

Well designed double bedroom, to include additional storage space. Window out to rear. Newly fitted carpet. Fitted radiator.

Suite Bedroom Four 18'0" (max) x 12'4" (max) (5.49 (max) x 3.76 (max))

Another fantastic double bedroom, accessed from staircase from sitting room. Exposed stone wall with double glazed window to front elevation. Beautiful views across over Coity Castle. Radiator.

Suite Bathroom Four

Excellent finish with inset spot lighting and Bali volcanic stone tiling throughout. Enclosed quadrant shower, WC and marble wash hand basin to include vanity unit under. Woden clad walls and tiled splashback. Chrome heated towel rail.

Outside

Castle Green Cottage is situated in a peaceful location opposite access to Coity Castle ruins onto a private gated driveway offers ample off-road parking. The front enjoys a predominantly lawned garden with wooden storage shed, a large patio area ideal for outside furniture, additional decking area and a brick-built pizza oven with chimney. The rear garden offers two tiers with a large granite patio leading to a predominantly lawned area offering hedgerow borders and side access to the front of the property.

Tenure

We have been advised the property is to be sold Freehold.

Services

All mains services connected - underfloor heating throughout downstairs accommodation, fitted radiators to first floor. Please note that the windows are high energy efficiency hard wood argon-filled fitted throughout. CAT5 cable throughout. Fully rewired, insulated and boarded in 2015. New roof in 2015. New kitchen, utility and bathrooms fitted in 2015.

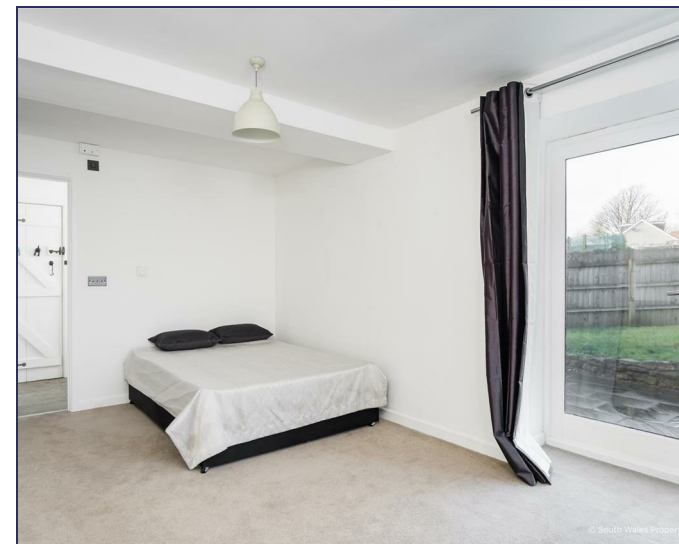
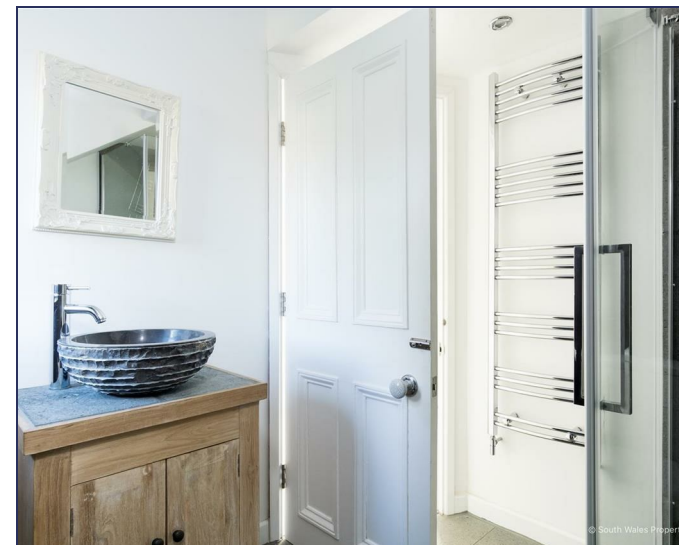
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	84
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	75	79
EU Directive 2002/91/EC		