

Rose Cottage, Colwinston,

Nr Cowbridge, Vale Of Glamorgan, CF71 7NL

Watts & Morgan



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Guide Price £575,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Rose Cottage successfully blends traditional rural charms with modern living. It offers spacious and flexible accommodation with modern low cost heating, together with a cottage garden and summer house with rural outlook. Colwinston is an active village with easy access to South Wales' main centres and its coastline; the village school is part of the Cowbridge catchment area. Tastefully modernised by the current owners, the cottage retains many original features from its 18th century origins. On the ground floor there are two attractive reception rooms (both with multi-fuel burners), a modern kitchen opening into a light and airy dining room, and a family shower and utility room. Three double bedrooms are on the first floor, one with en suite. An air source heat pump provides efficient heating and hot water; internet is by a full fibre broadband connection. Outside there is driveway parking, an integral garage (wired for an EV charger) and car-port, a large storage shed and a paved patio. The summer house and pretty, private gardens overlook fields to the rear.







Directions

Cowbridge Town Centre – 4.0 miles

Cardiff City Centre – 19.8 miles

M4 Motorway – 5.6 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Rose Cottage is one of a number of older, original properties in this delightful, thriving and ever popular Vale Village.

A flagstone footpath with colourful cottage garden frontage leads to the front door with canopied seated entrance porch, from which a glazed stable door leads through into the main living accommodation.

The lounge features a free-standing multi-fuel burner set within an Inglenook fireplace with original timber mantle and a quarry tiled hearth. This cosy charming room features ceiling beams, dimmable lighting, a front facing double-glazed window offering a deep oak sill and fitted shutters.

Open-plan from the lounge is a useful second reception room (currently fitted out as a home office/study and TV room) with solid oak flooring, and enjoying a second multi fuel burner, ceiling beams, dimmable lighting and a front facing shuttered double-glazed window with broad oak sill.

From the lounge, a glazed stable door leads into the kitchen/dining room, a later extension. The kitchen has been fitted with a range of modern wall and base units with complementary laminate work surfaces and dimmable ceiling spotlights. Offering a range of integral appliances to remain including 4-ring induction hob, glass splash-back with extractor hood above and eye-level double oven with grill. The kitchen also benefits from a large pantry cupboard, ceramic tiled flooring and leads directly into the dining room. This is fitted with oak flooring and features a triple-glazed broad picture window offering plenty of natural light and providing a lovely outlook over farmland and garden. A glazed stable door leads out onto the side patio and garden.

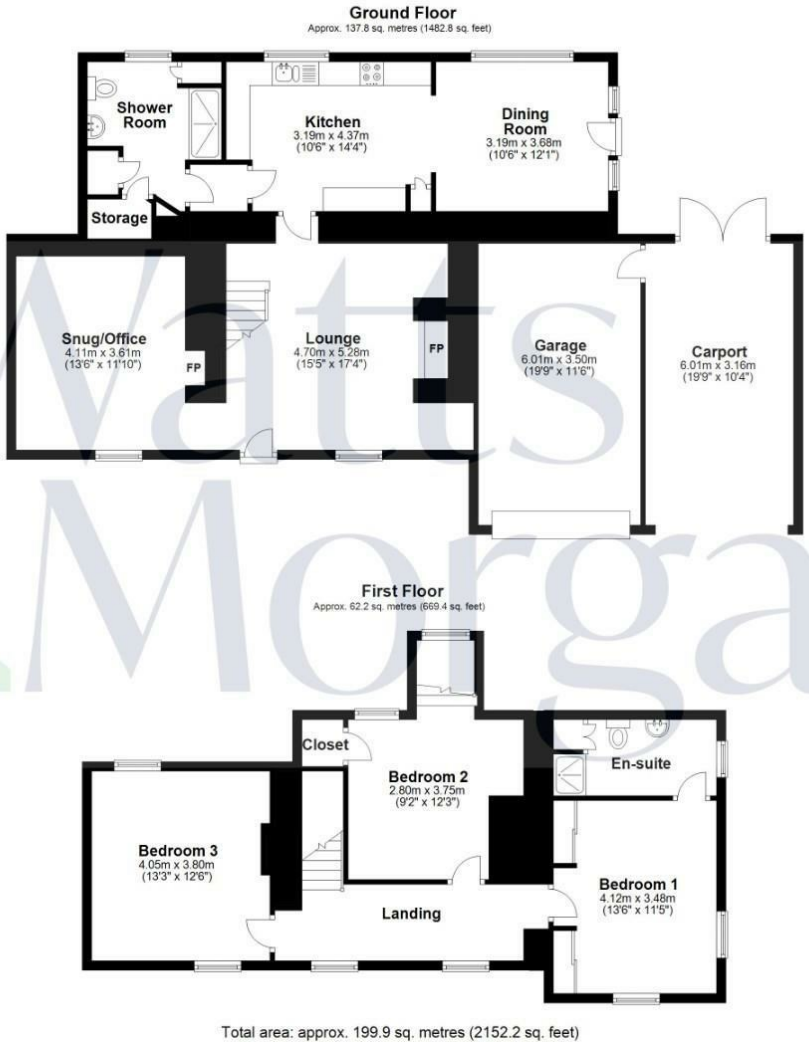
Just off from the kitchen is an inner hallway with space for cloaks. This leads to the ground floor 3-piece shower room offering a large fully tiled shower enclosure and three useful storage cupboards; one used as a utility cupboard with plumbing for a washing machine.

An oak open tread staircase leads up from the lounge to the generous landing area with exposed floorboards and presents two low-level double-glazed windows overlooking the front.

Three double bedrooms open from this area. The first is located to the newer part of the property and is a light and airy bright bedroom offering two double-glazed windows to the front and side aspect, and enjoys a range of ash finished fitted wardrobes (to remain). A latch door opens into a large 3-piece en-suite shower room with built-in storage cupboard and side facing double glazed window.

The second double bedroom has an extended raised area with dormer picture windows enjoying a delightful elevated view over farmland. It also presents a large walk-in wardrobe.

The third good sized double bedroom enjoys a dual aspect double glazed windows and has retained original walls, ceiling and latch door.



Total area: approx. 199.9 sq. metres (2152.2 sq. feet)

GARDENS AND GROUNDS

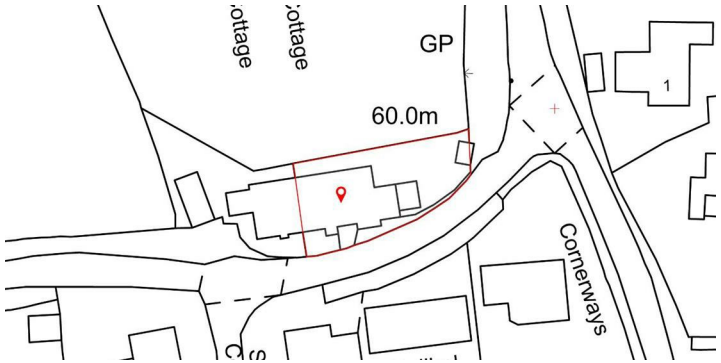
Rose Cottage is positioned on a corner plot enjoying predominantly south-facing stone walled gardens to the front and side. A well-stocked border feature faces the roadside. Immediately to the front of the property is a very pretty cottage garden with shrubs and flowering annuals, through which a gated entrance runs to the front canopied porch. To the side, a large patio area, accessed from the car-port and kitchen/dining room, provides a fantastic space for al-fresco dining. Beyond the patio is an additional lawned area with central footpath leading to a charming timber-built summerhouse with pine flooring. The fully enclosed garden then offers an abundance of colourful and raised stone borders with a wonderful view over farmland.

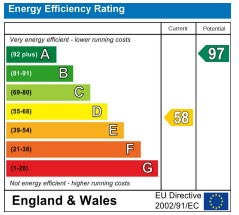
A gated access leads to an additional external storage area. Alongside the patio is a large useful timber built storage shed to remain which measures approx. 2.4m x 4.0m. A heating system store is tucked to the back of the property with adjoining heat pump.

From its road frontage, there is a pull in parking bay alongside the integral single garage (approx. max 6.1m x 3.5m) and adjoining single car-port. The integral garage has a manual up and over door with full power supply, electric car charging point provision and rear access into the carport. Double gates with side pedestrian access open from the car port into the gardens.

ADDITIONAL INFORMATION

Mains electric, drainage and water connect to the property. Air source heat pump (fitted 2017). Council Tax is Band G.





Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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