

herbert r thomas

CELEBRATING 100 YEARS

1926-2026

Pen Yr Heol Cottage, St. Mary Church

Cowbridge

£385,000

Pen Yr Heol Cottage

St. Mary Church, Cowbridge

Landmark detached Vale cottage in a stunning rural setting, offering excellent potential to improve or extend (STPP), with additional kitchen garden land.
Council Tax band: E

Tenure: Freehold

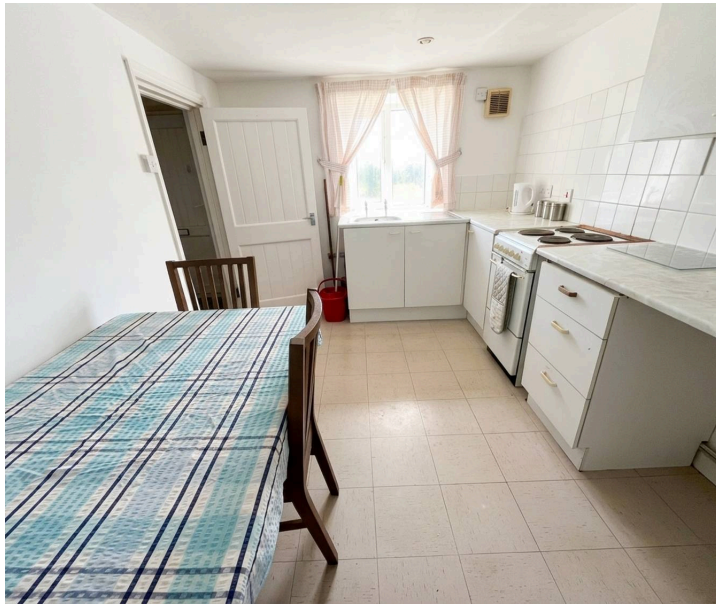
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Detached character Vale cottage in a sought-after rural setting
- Two double bedrooms with character vaulted ceilings
- Cosy living room with wood-burning stove
- Kitchen/breakfast room with fitted units and cooker included
- Useful utility room with oil-fired central heating boiler
- Ground floor shower room with walk-in shower
- South-facing front garden
- Long driveway providing ample off-road parking
- Detached garage, workshop, lean-to and external store
- Additional parcel of land with fruit trees and chicken run included.







A landmark detached Vale cottage enjoying a stunning rural location and offering enormous potential for further improvement and possible extension, subject to the necessary planning permissions. The property benefits from additional kitchen garden land opposite.

An open-fronted porch with a uPVC entrance door leads into the living room.

The **LIVING ROOM** features a double-glazed window to the front elevation, a wood-burning stove with timber mantel and slate hearth, recessed display shelving to the side, and a quarter-turn staircase rising to the first floor. A door leads through to the kitchen/breakfast room.

The **KITCHEN/BREAKFAST ROOM** is fitted with a range of base and wall units incorporating roll-top work surfaces and a stainless steel sink and drainer. The cooker is included in the sale, with space provided for a fridge and freezer. A double-glazed window overlooks the front elevation.

A low doorway from the living room leads into the **UTILITY ROOM**, which provides space and plumbing for a washing machine and tumble dryer. The room also houses a floor-mounted Worcester oil-fired central heating boiler, coat hanging space, and a window to the rear. A door leads through to the shower room.

The **SHOWER ROOM** is fitted with a white suite comprising a walk-in shower with glazed screen, pedestal wash hand basin, and low-level WC. There is a tile-effect vinyl floor and a frosted window.

The first-floor landing leads to **BEDROOM ONE**, featuring a part-vaulted ceiling with exposed beams and a double-glazed window to the front elevation. An interconnecting door leads to **BEDROOM TWO**, a double bedroom with fitted carpet, part-vaulted ceiling, loft access hatch, and a low-level double-glazed window overlooking the front garden.

An original wrought iron pedestrian gate and pathway lead to the front entrance. At the far end of the south-facing front garden, metal gates provide vehicular access. A long driveway, flanked by lawned areas, extends to a parking area in front of the property.

An external door at the front of the cottage provides access to a useful and deep coal/tool store.

To the rear of the property, accessed from the utility room, is an enclosed yard incorporating the oil storage tank and access to a further lean-to block-built workshop.

A detached block-built garage with up-and-over door provides additional storage and parking, together with further hard standing. Beyond the garage is a raised area of ground containing the property's cesspit.

ADDITIONAL LAND:

In addition to the immediate gardens and grounds, a small parcel of land opposite the cottage, containing a chicken run and fruit trees, is included within the sale.



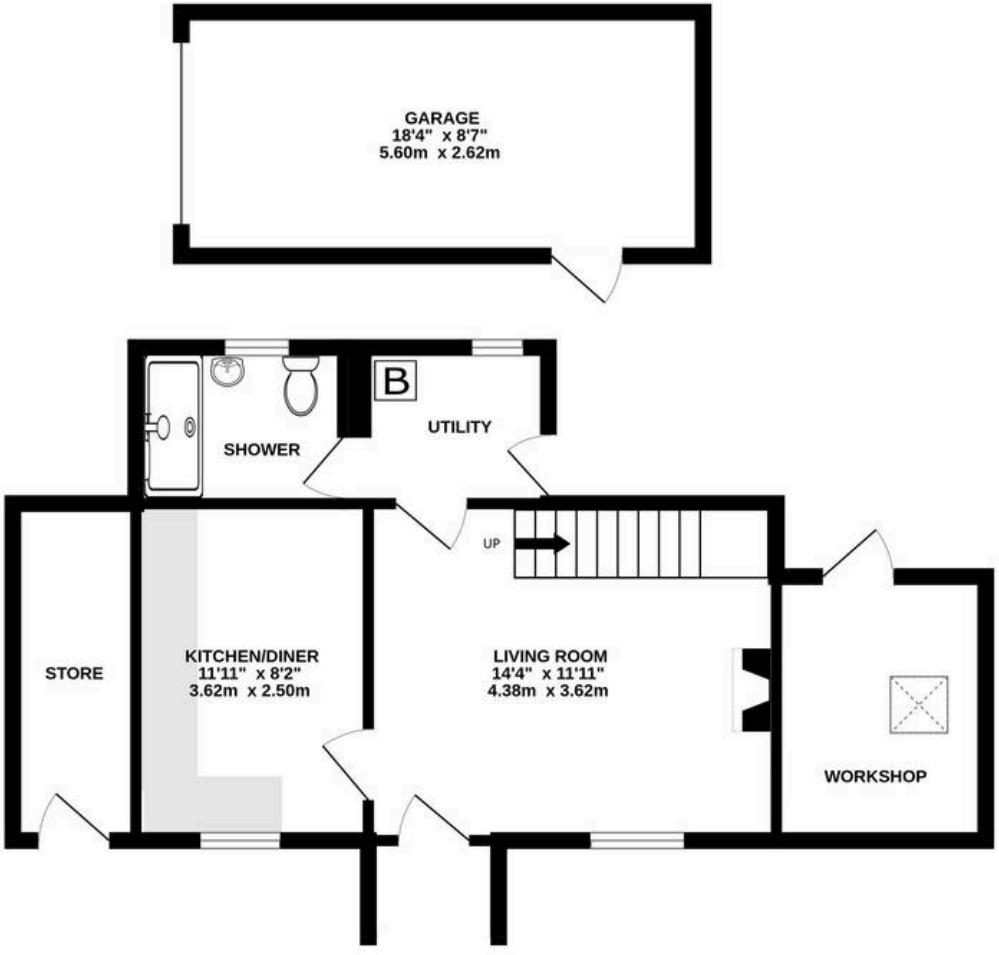




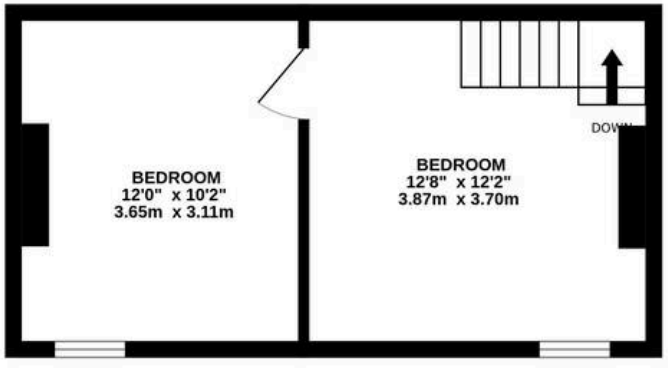



#LAZY BONES

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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