



CHURCH STONE COTTAGE,
LLANMAES, LLANTWIT MAJOR, VALE OF GLAMORGAN, CF61 2XR

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A DELIGHTFUL, CHARACTER COTTAGE WITH TWO DOUBLE BEDROOMS AND GENEROUS GARDEN
LOCATED OVERLOOKING THE VILLAGE CHURCH IN THE HEART OF LLANMAES VILLAGE

- Llantwit Major 1.1 miles
- Cardiff City Centre 15.1 miles
- Cowbridge 4.9 miles
- M4 (J35) 9.8 miles

Accommodation and amenities:

Porch • Lounge • Dining Room • Kitchen •
Conservatory

Two Double Bedrooms • Bathroom

Driveway Parking • Garage

Generous, Sheltered Garden

EPC Rating: D 58



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Established 150 Years

1857 - 2007



SITUATION

Llanmaes is a small, well regarded village including an ancient parish Church at one end of the village and a public house at the other. The town of Llantwit Major is just a few minutes drive away and offers excellent local facilities including a train station and well regarded schooling, a wide range of shops and leisure and sporting facilities. The old town is particularly attractive with its narrow winding streets and the town beach on the Heritage Coastline is just a mile or so to the south. The good local road network brings major centres within easy commuting distance including the Capital City of Cardiff, Swansea, Bridgend, Llantrisant, Barry, etc.

ABOUT THE PROPERTY

From a sheltered entrance porchway, there is access into the principal lounge, the oldest part of the cottage. It has been modernised and extended, retaining many character features including original carved stone arched window frames, exposed stone walling and a recessed fireplace and woodburner within. To either side of the chimney breast are deep storage recesses, one housing the original stone staircase to the first floor, now remaining as a feature only. A doorway connects from here into a dining room, from which there is access into both the kitchen and conservatory; and also via the staircase to the first floor bedrooms. The kitchen includes a good run of storage units with freestanding oven and hob and fully integrated fridge and freezer, both of which are to remain. There space and plumbing for a washing machine. A window looks out over the rear garden and an adjacent door opens to the same. The conservatory, likewise, looks out over the garden and has doors opening to the same.

To the first floor are two bedrooms and a central bathroom with power shower over bath. The largest of the two bedrooms looks towards the church and over a nearby paddock; the second looks over the church and has fitted / built in wardrobes. Both bedrooms are good doubles.

GARDENS AND GROUNDS

Church Stone Cottage is located to the centre of Llanmaes, directly overlooking the village Church. From its lane frontage, a gently sloping driveway, with parking for two cars, runs via double gates into the sheltered rear garden. This enclosed space allows for further parking and continues to a detached garage (approx. max 4.3m x 3m) with power connected and accessed via a remote-control up and over door. This extremely pleasant space is larger than expected and is wonderfully sheltered. It offers generous sitting areas, catching the sun throughout the day as it passes, and a raised ornamental fishpond. These paved spaces are surrounded by thoughtfully planted beds with a wealth of year round interest.

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating.

DIRECTIONS

Travelling from Cowbridge, upon reaching the roundabout on the Llantwit Major by-pass, take the first exit and continue ahead. At the next roundabout take the first exit and continue to the traffic lights, taking the left hand turning for Llanmaes. Proceed into the village and take the first right hand turning. At the "T junction" turn right, towards the church, and continue along this road where bearing left. Church Stone Cottage will be to your left, on the corner of the lane.

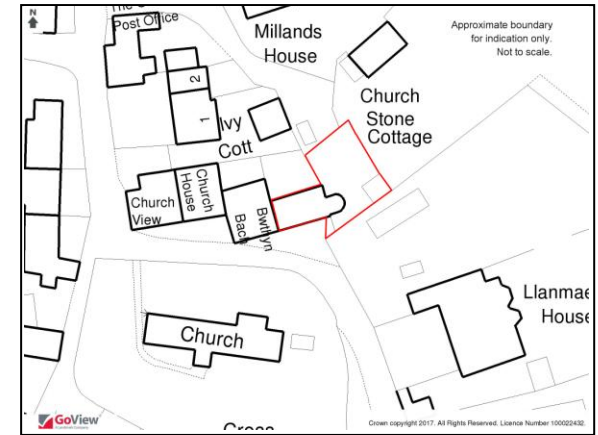
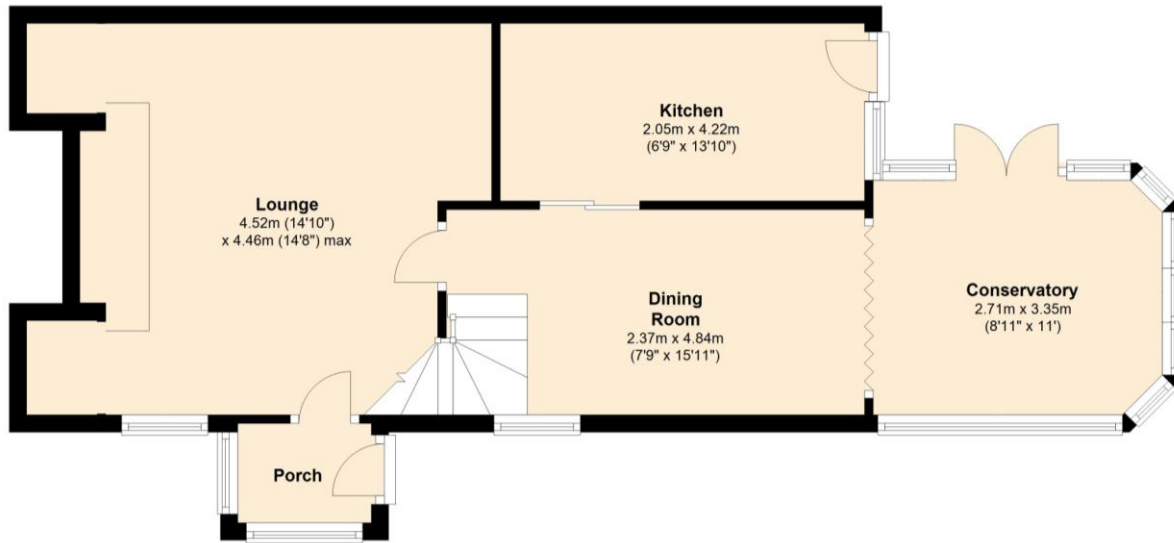
PROCEEDS OF CRIME ACT 2002

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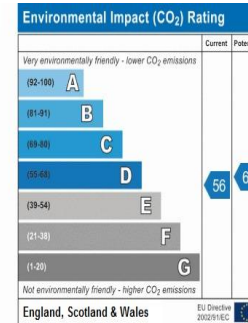
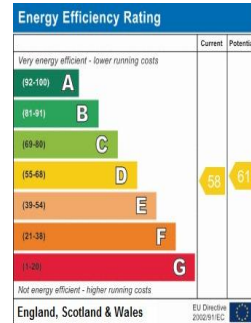
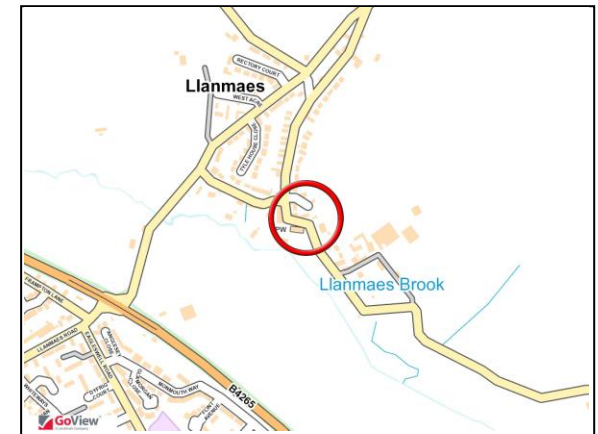
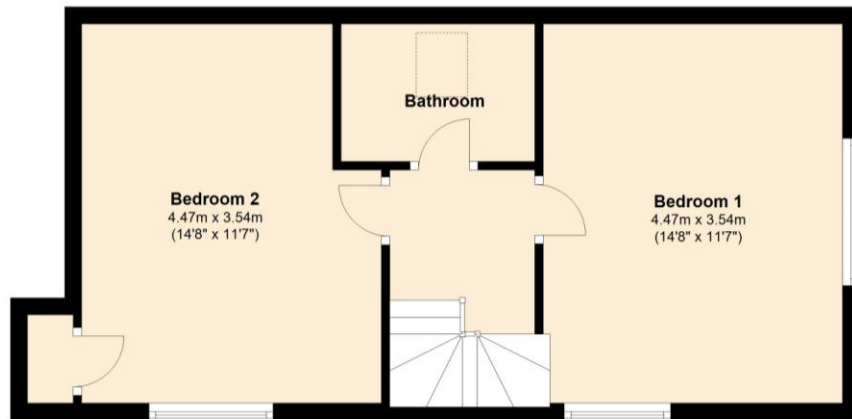
Ground Floor

Approx. 52.7 sq. metres (567.2 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



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 part of any contract.





