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Vale Court, Cowbridge
offers over £1,000,000

 **peter
alan**

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About the property

This impressive five-bedroom detached family home has been extensively extended and remodelled by the current owners, offering versatile, high-specification accommodation throughout. Positioned in an elevated spot within an exclusive cul-de-sac in Cowbridge, the property is located near local schools and amenities.

A significant two-storey extension was added in 2021/22, with its own private entrance, ideal for multigenerational living. Featuring five bedrooms, including Bedroom 4, currently used as a dressing room and functioning as a walk-through guest room.

The ground floor comprises two spacious sitting rooms, a formal lounge and a stylish garden room with bi-fold doors opening onto the rear garden. The contemporary kitchen, remodelled from three separate rooms, serves as the heart of the home, complemented by a separate dining room, a study, a cloakroom, and access to the double garage. A dedicated gym/leisure suite with a private balcony provides a relaxing space overlooking the landscaped garden.

On the first floor, there are five double bedrooms, one of which includes a four piece en suite shower room, a separate living space, and bi-fold doors opening to a balcony with garden views. The property boasts a generously sized, private rear garden with a patio area and a wooden summer house. To the front, an extensive driveway offering ample parking and a double garage.

Accommodation

Entrance Hall

Entered via composite front door with side panel, solid oak floor, solid oak doors leading to cloakroom, study, living room, dining room and kitchen, stairs leading to the first floor, coat housing space for coats and shoes, radiator.

Cloakroom

UPVC double glazed obscured window to front, WC, pedestal wash hand basin, walls tiled to half height, radiator, tiled floor.

Study

10' 1" x 7' 4" (3.07m x 2.24m)
UPVC double glazed window to rear, radiator, carpeted.

Living Room

20' 1" x 12' 11" (6.12m x 3.94m)
UPVC double glazed French doors leading to patio area, UPVC double glazed windows to side and overlooking front garden, fireplace with marble hearth and surround, radiators, carpeted.

Dining Room

13' 10" x 10' 10" (4.22m x 3.30m)
UPVC double glazed windows to front, oak flooring, radiator.

Kitchen

Formerly several separate rooms, this space has been thoughtfully remodelled by the current owners to create a stylish and modern kitchen. It features an extensive range of base and wall units, topped with elegant quartz worktops and





upstands. A stainless steel sink and drainer sit beneath a sleek window, while a designated space accommodates a range cooker with tiled splashbacks.

Integrated appliances include a washing machine, dishwasher, microwave, coffee machine, and wine cooler. At the heart of the kitchen is a large island with a matching quartz worktop, incorporating a second stainless steel sink and drainer, a pop-up power point, breakfast bar seating, and additional storage cupboards below.

Tall larder cupboards offer ample storage, with one including a power point—ideal for housing a vacuum cleaner. Additional features include an upright radiator, a door to the sitting room, and a smart tiled floor.

Garden Room

17' 10" x 14' 6" (5.44m x 4.42m)

This bright and spacious room was part of the extension in 2021/2022 and features UPVC double-glazed bifold doors that open onto the rear garden patio. Additional highlights include a log burner for a cozy ambiance, a door providing access to the garage, and a composite door leading to the front of the property. Solid oak stairs ascend to the first floor, and the space is finished with elegant tiled flooring.



Garage

18' 7" x 17' 5" (5.66m x 5.31m)

Electric power and lighting, electric door to the front.

First Floor Landing

Light and open with UPVC double glazed windows to front, oak doors to four bedrooms and bathroom, storage cupboard, access to boarded loft space with ladder, carpeted.

Bedroom One

13' 10" x 11' 1" (4.22m x 3.38m)

UPVC double glazed windows to front, fitted wardrobes, oak door to en suite, radiator, carpeted.

En Suite

A beautifully designed space featuring a walk-in shower and a luxurious Jacuzzi bath. Twin "his and hers" sinks are set beneath a large heated mirror with sensor lighting, complemented by built-in storage cupboards below. The room also includes a sleek chrome ladder-style radiator and a UPVC double-glazed obscured window to the rear. Finished with stylish tiled walls and flooring throughout for a clean, modern look.



Bedroom Two

12' 11" (Max) x 10' 4" (3.94m (Max) x 3.15m)

Double bedroom with UPVC double glazed window to rear, integrated wardrobe and cupboard, radiator, carpeted.

Bedroom Three

12' 11" x 9' 4" (3.94m x 2.84m)

A double bedroom with UPVC double glazed windows to front, radiator, carpeted.

Bedroom Four

10' 8" x 10' 7" (3.25m x 3.23m)

A double bedroom which is currently being used as a dressing room, with UPVC double glazed window to side, radiator, carpeted, door through to bedroom five.

Family Bathroom

Contemporary bathroom with walk in shower, vanity sink unit with heated mirror and sensed lighting above, UPVC double glazed obscured window to rear, bath, tiled walls and flooring.



Bedroom Five / Sitting Room

13' 10" x 9' 10" (4.22m x 3.00m)

Part of the 2021/2022 extension, this room is situated on a mezzanine level above the garden room. Currently used as a bedroom, it also offers potential as an additional sitting room or flexible living space. Features include a UPVC double-glazed side window, a Velux roof window providing natural light, with fitted carpets.

En Suite

UPVC double glazed window to front aspect, shower cubicle, marble sink with cupboard below, push button WC, chrome ladders style radiator, tiled walls and flooring.

Gym/Leisure Room

22' 3" (Max) x 11' 7" (Max) (6.78m (Max) x 3.53m (Max))

A bright and spacious room, currently set up as a gym but offering versatile potential—ideal for use as a leisure space or even multi-generational living. Bifold doors open onto a generous balcony with a glazed balustrade, composite decking, outdoor lighting, a power point, and steps leading down to the garden. Additional features include a storage cupboard, a Velux window, and stylish wood-effect flooring.



Front Garden

Laid to lawn with mature shrubs, driveway to the side for multiple cars.

Rear Garden

A superbly sized, enclosed rear garden offering a high degree of privacy and tree-lined views to the rear. Predominantly laid to lawn, the space also features a spacious patio area, perfect for outdoor entertaining, along with a shed, log store, and a charming summer house. A side gate provides access to the front of the property, while a second gate at the rear opens directly onto the scenic Valeways pathway.

Summer House

Large wooden built summer house with power and lighting, patio area, space for hot tub.





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