



Holmfield, Broughton Road, Wick, CF71 7QH  
**£380,000**



67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF  
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BRINSONS & BIRT

Substantial four living room, four double bed, two bathroom detached house with large rooms enjoying spectacular views over adjoining farmland to the Heritage coastline. Superb kitchen. Easy walk to excellent village facilities.



## Description

A substantial individual detached house which has been the subject of considerable works of extension and refurbishment and now offers good size family accommodation in a delightful village setting . Downstairs there are found good size reception rooms including a large double glazed conservatory. The kitchen has been luxuriously refitted by Sigma 3 and there is a good sized utility and cloakroom off. Upstairs all four bedrooms are doubles and there are two bathrooms. The property enjoys the benefit of full natural gas central heating and Upvc double glazing and all mains services. The property stands in an easily maintained garden with a wonderful feeling of space around with open fields across the village lane and to the other side onto open fields which stretch down towards the Heritage coastline and allows the house to enjoy spectacular views over the Bristol Channel to the Somerset coastline beyond. There is a garage and parking for numerous cars. Despite this delightfully rural location Holmfield is well situated for local facilities. Within easy walking distance up the road is the village of Wick which offers better facilities than most Vale villages. These include schooling of excellent reputation , parish church and village hall, post office/general store, two village pubs, rugby club and an attractively large village green where the occasional game of cricket is played. The good local road network brings major centres including the capital city of Cardiff, Swansea, Bridgend, Llantrisant, Barry etc all within easy commuting distance.

## Accommodation

### Ground Floor

#### Entrance Porch

Pitched roof. UPVC storm doorway. Tiled floor. Double glazed window.

#### Entrance Hall

UPVC storm doorway with leaded inset panel. Eight sided window enjoying rural and coast views. Picture rail. Straight stairway to first floor. Understair storage cupboard. Tiled entranceway. Coved ceiling.

#### Cloakroom

Luxuriously refitted with contemporary white suite including Kerasan low level WC and splayed off set wash hand basin with vanity fitted with pillar taps and cupboards under. Tiled floor. Attractive unglazed tiled walls. Inset ceiling lighting. Half glazed doorway.

#### Drawing room 21' x 16' (6.40m x 4.88m)

A well proportioned principal reception room running the full depth of the house with big bay window with double French doors leading out to the front terrace and garden. Window to the rear enjoying wide ranging views over adjoining fields. Tiled floor to bay. Beamed ceiling. Large built in dresser unit. Stairway to bedroom one.

#### Living Room 17' x 13;6" (5.18m x 0.33m)

Another well proportioned through room with views over the adjoining fields down to the coastline and beyond. Glazed double doors leading through to the conservatory enjoying front garden views. Inset gas coal fire with bronze surround set on flagstone hearth and part of a two way fireplace clad in stone which stretches round into the adjoining dining room.

#### Dining Room 13' x 11'3" (3.96m x 3.43m)

Enjoying a double aspect with bay window to front and further picture window to side enjoying garden views. Twp wall light points. Coved ceiling. Gas log fire set on flagstone hearth with stone surround and being part of the two way fireplace which stretches round into the living room. Access either side of the fireplace allowing these two rooms to be used as one large reception area if required.

#### Conservatory 20' x 10' max (6.10m x 3.05m max)

Finished in UPVC double glazed unit with views over the front garden and double doors out onto the terrace. Central heating. Electric light and power so useable as an all year round room. Tiled floor. Timber panelled to base walls. Pitched ceiling. Internal doorways to living room and kitchen.

#### Kitchen 14;9" x 10'6" (0.36m x 3.20m)

Most attractively fitted with a range of Croft units by Sigma 3, finished in antique oak with black granite work surfaces and matching upstands. There is an extensive range of matching wall and base units with tiling and lighting between. Features include built-in Neff dishwasher with decor panel. Franke 1.5 owl sink unit with pillar tap and grooved granite drainer, space and plumbing for big American style fridge. Neff touch control halogen four ring hob. Neff arched part glazed stainless steel extractor. Neff fitted eye level stainless steel Neff microwave. Neff double oven finished in stainless steel. Range of wall cupboards including splayed corner cupboards with ventilated food cupboard, glazed display case, wine rack etc. Tiled floor. Window overlooking the front garden. Lighting between wall and base units and inset ceiling lighting.

#### Utility Room 6'6" x 6'6" (1.98m x 1.98m)

Window enjoying countryside views. Matching tiled floor. Range of wall and base units to match kitchen including wall to wall granite work surface with inset sink unit with grooved drainer and pillar taps. Space and plumbing for washing machine. Large walk-in cupboard with tiled floor and housing the Worcester combi gas fired boiler which heats the central heating system and domestic hot water supply. Also in the cupboard space for venting for tumble drier and plenty of storage space for coats etc.

#### Landing 31'6" x 6' (9.60m x 1.83m)

An unusually large landing with two picture windows enjoying spectacular coastal views. Easy graded stairway from entrance hall/ access to insulated roof space. Central doorway allowing bedroom one, bedroom four and bathroom two to be used as a separate suite and could also be combined with the separate staircase from bedroom one down to the drawing room to create a large separate granny style suite if required.

#### Bedroom One 17'6" x 13' plus entrance lobby (5.33m x 3.96m plus entrance lobby)

A through room with spectacular views on both sides. To the front the view is over open fields and to the rear double glazed French doors leading out to a small balcony enjoying spectacular coastal views. Coved ceiling. Four wall light points. Stairway to drawing room.

#### Balcony 8' x 3' (2.44m x 0.91m)

Finished in aluminium with railed surround and a lovely spot to sit and enjoy the views over the countryside down to the coastline and beyond.

#### Bathroom One

Luxury modern suite in white comprising low level WC, pedestal wash hand basin and tiled glazed shower cubicle with Mira Advance shower. Walls fully tiled. Bleached panelled ceiling with inset ceiling lighting. Wall mounted towel rail/radiator. Spectacular rural and coastal views.

#### Bedroom Two 14'6" x 11' max (4.42m x 3.35m max)

Enjoying a double aspect with views over open fields to one side and to the other a bay window gives views over the surrounding countryside down to the Heritage coastline. Coved ceiling.

#### Bathroom Two

Cottage suite in Indian ivory comprising corner bath, wash hand basin, low level WC and bidet. Glazed and tiled shower cubicle with Mira Sport shower. Three wall light points. Opaque glazed windows.

#### Bedroom Three 14'9" x 11'3" (4.50m x 3.43m)

Views over open fields. Light oak style laminate floor. Range of inset ceiling lighting. Range of built in bedroom furniture including two high cupboards. Double floor to ceiling cupboard and corner desk unit.

#### Bedroom Four 14'3" x 7'9" (4.34m x 2.36m)

Views over open fields. Measurements not including 10' run of floor to ceiling mirror fronted wardrobes.

#### Outside

Large driveway/courtyard laid to brick pavements and giving parking space for numerous cars and leading to the DETACHED GARAGE (16'3" x 13'3") with pitched roof, electric up-and-over door and double glazed side door. Electric light and power. The garden to Holmfield is well screened by a curving natural stone wall which sets the garden up and back from the country lane. There is a pedestrian timber gateway and pathway to the front door. Large paved terrace with access directly from the drawing room and conservatory. Garden laid principally to lawn with stone edge flower borders.

#### Services

Mains water, gas electricity and drainage. Central heating by natural gas with combi boiler. UPVC double glazed throughout.

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