



The Cherries, Pendoylan, CF71 7UJ

Price £695,000

BRINSONS & BIRT

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF
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Substantial detached property, circa 2200 sq/f, set in an enviable position above the sought after village of Pendoylan within easy reach of the village facilities including a public house and a highly regarded primary school. The property sits in its own parcel of circa 1.6 acres and there is the opportunity to purchase further land upon request.

This lovely property is set within generous grounds with paddocks and boasts excellent accommodation with three reception rooms, kitchen/breakfast area, garden room, utility area, four bedrooms (two with en-suite bathrooms) and family bathroom.

Viewing is highly recommended to appreciate this fantastic property with its views that are second to none across the rural vale.



Accommodation

Ground Floor

Sun Porch

Substantial entrance porch that doubles as a pleasant sun room with tiled floor, UPVC double glazed fenestration to front and side aspects and entered via UPVC double glazed French doors with door to hallway.

Hallway

Parquet flooring, storage cupboard, plate rails, stairs to first floor, leaded stained obscured glass window to front aspect and doors to:

Cloakroom

Parquet flooring, hangers for coats and door to WC.

WC

Parquet flooring, low level WC, wash hand basin with mixer taps, partially tiled walls and obscured leaded stained glass window to front aspect.

Bedroom Two 3.95m x 3.18m (13'0" x 10'5")

Parquet flooring, built in wardrobe, door to en-suite and window to rear aspect.

En-Suite

Ceramic tiled floor, suite comprising low level WC, pedestal wash hand basin with mixer tap, stand alone shower, fully tiled walls, coved ceiling and obscured glass window to rear aspect.

Dining/Drawing Room 8.33m (max) x 5.61m (max) (L-shaped) (27'4" (max) x 18'5" (max) (L-shaped))

L shaped with fitted carpet, coved ceiling, UPVC double glazed windows to front and side aspects and fire on marble effect hearth with composite stone mantle over.

Sitting Room 4.24m x 3.30m (13'11" x 10'10")

Versatile second reception with parquet flooring, coved ceiling, ceiling rose and double glazed UPVC windows to front and side aspects with double doors to dining room.

Lounge 3.94m x 3.55m (12'11" x 11'8")

Parquet flooring, coved ceiling, ceiling rose and double glazed UPVC windows to front and side aspect with door to breakfast area.

Kitchen 3.48m x 3.09m (11'5" x 10'2")

Quarry tiled floor, range of wall and floor units with inset sink/drain with mixer tap, integrated oven and space for fridge. Tiled walls, floor mounted boiler, pantry and archway to breakfast area. Archway through into;

Breakfast Room 4.32m x 2.12m (14'2" x 6'11")

Quarry tiled floor, UPVC double glazed windows to rear aspect, UPVC double glazed patio door to side aspect and door to garden room.

Garden Room 5.92m x 2.12m (19'5" x 6'11")

Quarry tiled floor, UPVC double glazed windows to rear aspect and UPVC double glazed French doors to rear and door to utility area.

Utility

Generous utility area with quarry tiled floor, UPVC double glazed windows to side and rear aspect and plumbing for washing machine.

First Floor

Landing

Fitted carpet, access to eaves storage, double glazed UPVC window to front aspect and doors to:

Bedroom One 4.10m x 3.97m (13'5" x 13'0")

Fitted carpet, built in wardrobes, UPVC double glazed window to side aspect, eaves storage, access to loft and door to en-suite.

En-Suite

Stone effect tiled floor, fully tiled walls and suite comprising: low level WC, pedestal wash hand basin with mixer tap and stand alone shower. UPVC double glazed window to rear aspect.

Bedroom Three 4.10m x 3.97m (13'5" x 13'0")

Fitted carpet, UPVC double glazed window to side aspect and wash hand basin.

Bedroom Four 3.70m x 2.81m (12'2" x 9'3")

Fitted carpet and UPVC double glazed window to rear aspect.

Bathroom/WC

Fitted carpet and suite comprising: low level WC, panelled bath with mixer tap, wash hand basin with mixer tap and stand alone shower. Partially tiled walls, airing cupboard and velux to rear aspect.

Outside

The property has a large gravelled driveway providing parking for several cars and leading to the garage with its adjoining workshop

and tool shed. There is a well proportioned rear garden primarily laid to lawn with a decked area enjoying far reaching countryside views.

Detached Garage/Workshop

Split into two sections with garage comprising steel up and over door with power and light, including a range of shelving. Secondary side door gives access to workshop to rear.

Front

Accessed by newly fitted double gates, into gravelled private driveway with parking for a variety of vehicles, the frontage offers mature borders and

Rear

Offering stunning views, mainly laid to lawn and flat throughout, there is a decked parcel with access to flat rear lawn including a variety of mature shrubbery. Adjacent the property offers a gorgeous ORCHARD with a variety of fruit trees, including damson, cherry and apple.

Paddock

Gate leads from rear into pony paddock of circa ¼ of an acre - post and rail throughout. Flat and laid to good pasture.

Extra Rural Land

There is the potential to purchase extra land should a potential purchaser wish, this is available to view upon request at the office on 01446 771777. NB Plans are for guidance purposes only and should not be relied upon as representations of fact nor considered comprehensive.

Tenure

We have been advised by the vendor that the property is Freehold. Please be advised to check this with your solicitor.

Services

There is oil fired central heating, mains electric and water with cesspit drainage.

Directions

The Cherries is best accessed via the A48 coming from either Cardiff or Cowbridge, as you come to the crossroads surrounded by Cottrell Park Golf Club take a left/right down the lane, travel down the lane and fork left, from here carry on down the hill until you see double gates on your right with a walled entrance. The Cherries is through the double gates. If you have gone down the steep hill into Pendoylan you have travelled too far and will need to come back.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 38 | 47 |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 32 | 39 |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |