



1 THE COURT,
CORNTOWN, VALE OF GLAMORGAN, CF35 5BJ



1 THE COURT, CORNTOWN, VALE OF GLAMORGAN, CF35 5BJ

AN EXCEPTIONALLY GENEROUS FAMILY HOME WITH FIVE DOUBLE BEDROOMS
SET WITHIN A SHELTERED, PRIVATE PLOT.

- Cardiff City Centre 17.7 miles
- Cowbridge 5 miles
- M4 (J35) 6.7 miles

Accommodation and amenities:

Porch • Hallway • Cloakroom • Lounge • Family Sitting Room • Kitchen • Dining Room • Orangery • Utility Room

Master Bedroom with Dressing Room • Second, En Suite Guest Bedroom • Three Further Double Bedrooms • Family Bathroom

Granny Flat with Kitchen-Living Room, Shower Room & Bedroom to Mezzanine Level

Driveway Parking • Sheltered Garden Plot including Lawn & Paved Seating Areas

EPC Rating: D 66



Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale Of Glamorgan,
CF71 7AE

Tel: 01446 773500

Email: sales@wattsandmorgan.co.uk

www.wattsandmorgan.co.uk

Established 150 Years

1857 - 2007



SITUATION

The village of Corntown is a popular residential area on the fringe of the Vale of Glamorgan, being approximately one mile from the A48 trunk road which provides convenient access for commuting to the City of Cardiff (some 17 miles) or the town of Bridgend (some 4 miles) or via junctions 35 and 37 of the M4 motorway for commuting to other major commercial centres in the region. The adjoining village of Ewenny includes a church and local post office. Cardiff Wales Airport is within a twenty minute drive. There is a main line railway station at Bridgend providing direct access to Cardiff and London. Corntown is in the catchment area for the well regarded Cowbridge Comprehensive School.

DESCRIPTION OF PROPERTY

Located to the western edge of Comtown Village, 1 The Court is a deceptively spacious family home within this cul de sac and offering a private, secluded space. It has been thoughtfully extended and modernised in recent years and is one that must be viewed to be most fully appreciated. To the ground floor, the accommodation includes a galleried hallway with double doors opening into a lounge. A further doorway opens off this, and leads to another large room, a family sitting space with two sets of doors opening to the rear garden. From here is the heart of the home - a modern kitchen, an adjacent dining space connecting to an orangery. The modern kitchen has a window looking over the rear garden and is fitted with a range of granite-topped storage unit. A broad range cooker and a fully integrated dishwasher are to remain while an American-style fridge-freezer is available by separate negotiation. The dining room has wooden floors and connects into a superb Orangery, the latest addition to the property. From the kitchen area, a doorway leads into a utility area, from which there is access to the front, driveway parking area, to the rear garden and also into the Granny Flat.

To the first floor, a central, light landing area has doors leading to all five bedrooms and to a family bathroom. The master bedroom enjoys a southerly aspect with double doors opening to a balcony overlooking the private front garden. It also includes a contemporary en suite shower room and a dressing room. A second, en suite bedroom looks over the rear garden. The three other bedrooms are all doubles and have use of a family bathroom with bath and separate shower cubicle. All five bedrooms have fitted wardrobes. A fixed staircase leads to a very useable attic room (approx. max 8.7m x 2.5m), off which low level doors lead to eaves storage and also to a further, large attic store space (approx. 4m x 4m).

GRANNY FLAT

An addition to the original property, the Granny Flat was created from the original double garage in 2013 / 2014. It offers a great opportunity for a family member to have a degree of independence whilst still being able to join with the family. The flat is accessed from the utility area for 1 The Court and offers a light living-dining space with kitchenette with mezzanine bedroom over. It has its own modern shower room to the ground floor.

GARDENS AND GROUNDS

No 1 The Court is set within a private plot screened from the road frontage by mature hedging and trees. This allows the south-facing front of the property to be used as the sheltered garden space intended. It is mainly laid to lawn and includes shrub borders. It connects to a deep side garden, to the west of the property. This is paved, to the main, and is positioned to enjoy the afternoon sunshine. This, in turn, opens into a rear garden space, again paved and including a covered pergola dining area, next to which is a hot tub (available by separate negotiation). A paved parking area is accessed from The Court, from which paths lead to the garden.

TENURE AND SERVICES

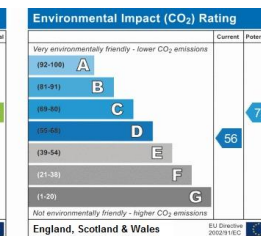
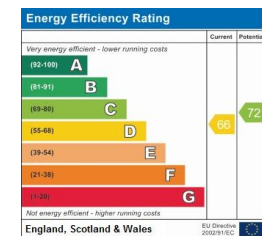
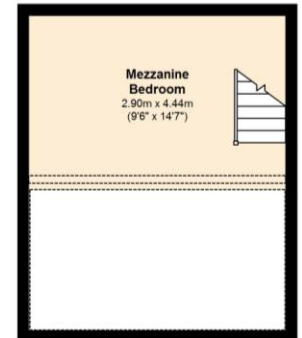
Freehold. All mains services connect to the property. Gas-fired central heating.

DIRECTIONS

From our Cowbridge office, join the A48 and travel in a Westerly direction heading towards Bridgend. After about 5 miles and at the bottom of the steep hill, take the left hand turn off signposted for Ewenny and Corntown. Continue along this road, passing the cricket ground and the entrance to the sports field and take the next right turning into The Court. No 1 will be the first house to your left, screened from the roadway by high, mature hedging.



Approx. 179.9 sq. metres (1936.9 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.



