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8 Porlock Close
Ogmore-By-Sea
Vale of Glamorgan
CF32 0QE

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Asking price **£765,000**

A beautifully presented David Wilson home, tucked away in a quiet cul- de- sac. This modern five- bedroom detached property offers impressive living space and generous bedrooms, all set in a peaceful location with stunning sea and countryside views.

Spacious and immaculately presented, modern executive detached home.

David Wilson Homes built in 2016.

Peaceful, elevated position in this highly sought after coastal village.

3 reception rooms and a kitchen/breakfast/family room.

5 Double Bedrooms, all with ensuite facilities.

Far reaching sea, coastal and countryside views.

Enclosed landscaped rear garden bordering farmland.

Detached double garage and off-road parking.

Cowbridge school catchment.



8 Porlock Close



This spacious five-bedroom detached executive property offers well-proportioned living and bedroom accommodation, perfect for a large or growing family. Offered to the market for the first time since its construction by David Wilson Homes in 2016, the property is situated in a peaceful cul-de-sac, in an elevated position bordering farmland. The property enjoys outstanding views to the rear over neighbouring farmland, the coastline, and the Bristol Channel, and lies within the sought-after Cowbridge Comprehensive School catchment area.

A **reception hallway** with stairs rising to the first-floor galleried landing features high-quality laminate wood flooring and provides access to the ground-floor living accommodation.

The **kitchen/breakfast/family room** offers an extensive range of Sigma 3 fitted base, larder, and wall-mounted units with complementing roll-top work surfaces extending to a breakfast bar area. Integrated appliances include an oven, microwave, six-burner gas hob with cooker hood above, dishwasher, and fridge/freezer. This light and airy room has two rear-facing windows and glazed French doors in the sitting area, giving access to and views over the rear garden.

Double doors from the living area lead into the **dining room**, which lies adjacent to the kitchen and has French doors flanked by windows, enjoying the same views and access to the rear garden.

The **utility room** with a glazed door to the side, offers a continuation of the Sigma 3 base and wall units and work surfaces, with built in washing machine with space and plumbing for additional white goods, and houses the gas-fired central heating boiler.

The **study**, with two front-facing windows, is a generously sized reception room ideal for a home office or children's playroom.

The first-floor **landing**, with a sitting area, features French doors leading to a balcony enjoying far-reaching sea, coastal, and countryside views. Stairs ascend to the second-floor accommodation.

The impressive **Master Bedroom** suite features French doors and a rear-facing window that open onto a generous balcony, perfectly framing the panoramic sea views across the Bristol Channel. It includes a fitted range of wardrobe furniture and is open plan to a dressing area with further fitted wardrobes. Off the dressing area is an **ensuite bathroom** with a five-piece suite comprising; a double-ended panelled bath, double shower enclosure with mains power shower, and his-and-hers sinks/units with wall-mounted mirrored cabinets above.

Bedrooms Two and Three are both generous double bedrooms. **Bedroom two** has two front-facing windows with views over the cul-de-sac. **Bedroom three** has two rear-facing skylights enjoying the same views as the master bedroom, as well as a side window. Both bedrooms have access to the **'Jack and Jill' ensuite shower room**, which includes a fully tiled double shower cubicle with mains shower.

The **second-floor galleried landing** includes a **study area** with two rear-facing skylights. Double doors open into an airing cupboard housing the pressurised hot water tank.



Bedroom four is a large dual-aspect double bedroom with four rear-facing skylights enjoying the same fantastic sea and countryside views. It benefits from an ensuite shower room with a white three-piece suite, including a double shower enclosure with mains power shower.

Bedroom five is also a comfortable double bedroom with a front-facing window and access to the **'Jack and Jill' family bathroom**. The bathroom, with a skylight to the rear, features a white three-piece suite with splashback tiling above dado height.

To the front is an open-plan, low-maintenance **forecourt garden**.

To the rear is an enclosed landscaped **garden**. A flagstone patio leads out to a lawn, with further flagstone and ornate gravel pathways leading up to a raised patio that enjoys uninterrupted views across the Bristol Channel. A fixed timber-frame gazebo offers additional entertaining space usable throughout the year. The garden benefits from an outside tap and power points.

The detached **double garage** has two single up-and-over doors from the driveway. It benefits from power and lighting and has partial flooring within the attic space for additional storage. The property also benefits from a double width driveway.

Ogmore-by-Sea, located only a short distance away, is a beautiful coastal village known for its wide sandy beach, dramatic cliffs, and peaceful coastal walks. The area is highly regarded for its natural beauty, relaxed atmosphere, and access to the Heritage Coast, making it a wonderful place for outdoor activities, family days out, and enjoying stunning sunsets over the water.



Directions

From Cowbridge travel west along the A48, at the bottom of Crack Hill turn left and travel through the villages of Corntown and Ewenny. At the T-junction, turn left. Take the next right and follow this road into Ogmore-By-Sea. Proceed along Main Road. After passing the shops, turn left onto Somerset View, proceed up the hill onto Channel View, continue to Porlock Close, turn right and No. 8 will be found on the left and side.

Tenure

Freehold

Services

Council Tax Band G
EPC Rating B

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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