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Thistledown

Southerndown

The Vale of Glamorgan

CF32 0RP

Thistledown

Asking price **£999,995**

A contemporary design 4/5 bedroom family home with impressive open plan first floor living accommodation enjoying an uninterrupted country and sea views.

A greatly extended, detached 4/5 bedroom contemporary design.

Impressive open-plan first floor living accommodation.

Uninterrupted far-reaching views across the countryside and sea.

Four double bedrooms, three with en-suite facilities.

Open plan kitchen/breakfast room into lounge/dining/sitting area.

Enclosed first floor balcony.

Landscape rear garden with garden room.

Ample off-road parking.

Highly sought-after coastal Hamlet.

Viewings highly recommended.





In a small, friendly village with a popular centuries-old pub and restaurant which hosts regular guest-chef and music events, along with Frolics Restaurant—winner of Best International Restaurant in Wales 2023—both only a few minutes' walk from the house. The property also offers easy access to the Glamorganshire Heritage Coastal Path, providing beautiful walks along the coastline, and is just 15 minutes' walk from Dunraven Bay (Southerndown Beach), listed as one of *The Times* Top 50 Beaches in the UK for 2025. The home also lies within the catchment area of the highly regarded Cowbridge Comprehensive School.

The large entrance **HALLWAY** has a contemporary staircase rising to the first-floor accommodation. The hallway, with glazed door into the rear garden, gives access to the four double bedrooms.

BEDROOM ONE and **BEDROOM TWO** are located at the front of the property, with sliding doors enjoying far-reaching views. Bedroom One has a fitted range of wardrobes and bedroom furniture and benefits from a stylish **EN-SUITE BATHROOM** with contemporary free-standing bath, a shower area with fitted rainfall shower, "His and Hers" sink units with storage below, and a low-level WC with hidden system. The room is fully tiled to the floor with herringbone splashback tiling in the shower area and above the bath.

BEDROOM TWO also has fitted wardrobe furniture and an **EN-SUITE SHOWER ROOM** with a white three-piece suite, including a fully tiled shower cubicle with contemporary rainfall shower.

BEDROOM THREE, with French doors and window enjoying views and access into the rear garden, has a fitted range of wardrobes and bedroom furniture. This room also benefits from an **EN-SUITE SHOWER ROOM** with a white three-piece suite including a fully tiled corner shower cubicle with rainfall and handset shower, low-level WC and sink unit with storage below.

BEDROOM FOUR also enjoys views over the enclosed rear garden.

The **FAMILY BATHROOM** has a white three-piece suite including a shower/panel bath with power shower and full

splashback to walls, low-level WC, and sink unit with mixer tap over storage space below.

Finally, off the entrance hall is a **UTILITY ROOM** with a fitted range of high-gloss white base, larder and wall-mounted units. There is space and plumbing for a washing machine and tumble dryer, plus a baseline fridge and integrated microwave oven.

To the first floor, the impressive **open-plan living accommodation** is flooded with light. This generous space, incorporating **LIVING / DINING / SITTING areas plus KITCHEN / BREAKFAST AREA**, has three sliding doors to the front giving access to the enclosed balcony and enjoying far-reaching sea and coastal views. Two windows to the rear, including a box-bay window seat, enjoy countryside views.

The kitchen features an extensive range of high-gloss units with **Corrian** work surfaces and matching splashback, integrated Siemens double ovens, Zanussi microwave oven, induction hob, dishwasher, wine cooler, instant hot-water tap, waste-disposal unit, and space for an American-style fridge/freezer. The first floor enjoys **underfloor heating**

throughout. The kitchen/breakfast area has ceramic tile flooring, with the remaining room laid in laminate herringbone design.

Off the living area is a **HOME OFFICE / 5th BEDROOM** with built-in storage cupboard housing the gas fired central heating boiler. A first-floor **CLOAKROOM** houses a white two-piece suite.

The enclosed, covered **BALCONY**, bordered by glass and stainless-steel balustrade, has a composite deck floor. It benefits from power and lighting and provides an excellent entertainment space with far-reaching views and stunning sunsets to the west.

To the front is a closed forecourt with ample parking for several vehicles on an ornate gravel driveway. A **leisure room**, benefiting from power, lighting, and a bar area, lies adjacent to an **outdoor kitchen** with fitted granite worktops, sink unit with mixer tap, and space/plumbing for a wine cooler.

At the rear, the landscaped garden offers a large porcelain-tiled patio extending from the rear of the property out onto a lawn. Beyond the lawn is a large decked sitting area bordered by well-stocked shrub and flower borders. A **garden room** provides an ideal space for home-working or a gym, with a covered sitting area adjacent.





Directions

From Cowbridge travel West along the A48, Turn left at the bottom of crack Hill and proceed through the villages of Corntown and Ewenny, At the T Junction turn left, Then take the first right and follow this road along the tree into and through Ogmore By Sea. Proceed into Southerndown. Turn right towards the beach and immediately right onto a private road for The Fields. Thistledown is the final Property along this lane. WHAT3WORDS: mirror.tutorial.highs

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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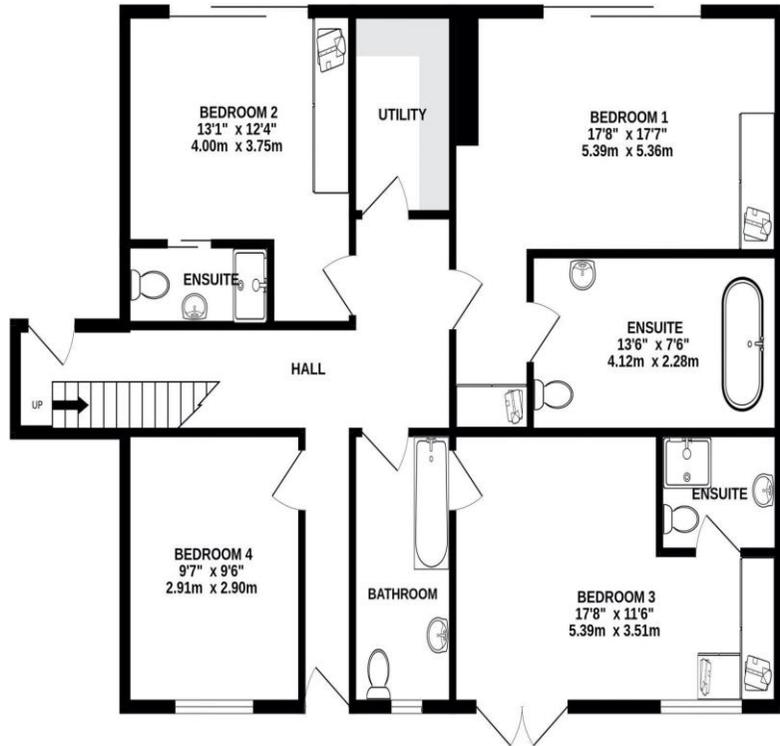


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

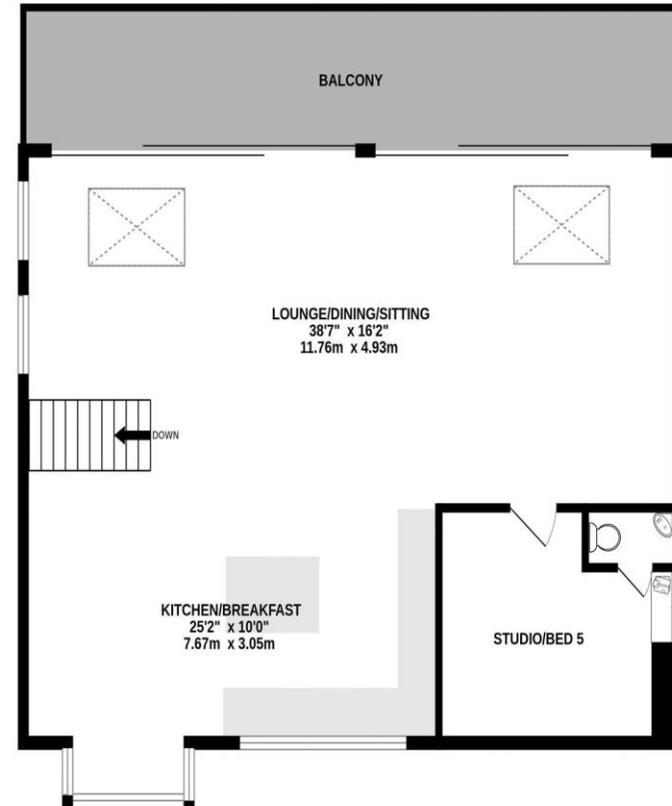
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GROUND FLOOR
1048 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 1935 sq.ft. (179.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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