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Cross House

Sigingstone, Cowbridge, The Vale
Of Glamorgan, CF71 7LP

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Asking price **£849,950**

An exceptional, traditional stone-built farmhouse dating back to circa early 1800's offering walled gardens to the front and rear with a stone-built barn, garaging and driveway. Impeccably presented blending characterful features with an exceptionally high-end finish. Nestled in the heart of Sigingstone village with access to Cowbridge and Llantwit Major close by.

A stunning stone-built farmhouse located in the heart of the Vale village of Sigingstone

Origins dating back to the early 1800's with many original features showcased both inside and out

An exceptional, high quality level of finish throughout, all internal doors are solid oak with traditional ironmongery

Entrance porch, dining room, bespoke 'deVOL' kitchen/breakfast room, pantry, large sitting room

Master bedroom with en-suite, 3 further double bedrooms, family bathroom

Landscaped front and rear gardens

Detached barn providing garaging storage and great potential

Local village amenities, Cowbridge and Llantwit Major are easily accessible





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Stone fronted entrance PORCH (5'10" x 6'11") with stable door, flagstone floor, apex ceiling with LED spotlights and side window to the garden. Glazed panelled door to DINING ROOM (16'3" x 20'2") flagstone floor continues, pendant ceiling light, exposed stone wall, inset wood burner, original bread oven with an arched log store to the side and window to the front garden. Main SITTING ROOM (24'8" x 14'5") fitted carpet, multiple LED spotlights and exposed beams to the ceiling, wood burner set

within a natural stone fireplace. SIDE EXTENSION/ BOOT ROOM (22'5" x 9'5") double height pitched ceiling, level concrete floor, underfloor heating, electrics and water present. Door to living room. (See architect drawing for possible end result).

Fitted 'deVOL' KITCHEN/ BREAKFAST ROOM (31'8" x 8'10") tiled floor continues, LED spotlights to ceiling with additional pendant lights, an array of base mounted units, quartz and turned copper countertops, 'Falcon' double range with induction over, copper sink and 'Quooker' tap. A corner built 'L' shaped breakfast bench with pendant over, window and glazed door to rear. BOILER ROOM (7'5" x 2'7") flagstone floor, motion sensed light, 'Worcester' boiler and underfloor heating manifolds. PANTRY (9'4" x 4'10") pocket door, tiled floor, LED spotlights with integrated fridge and freezer, quartz worktop over and open shelving.

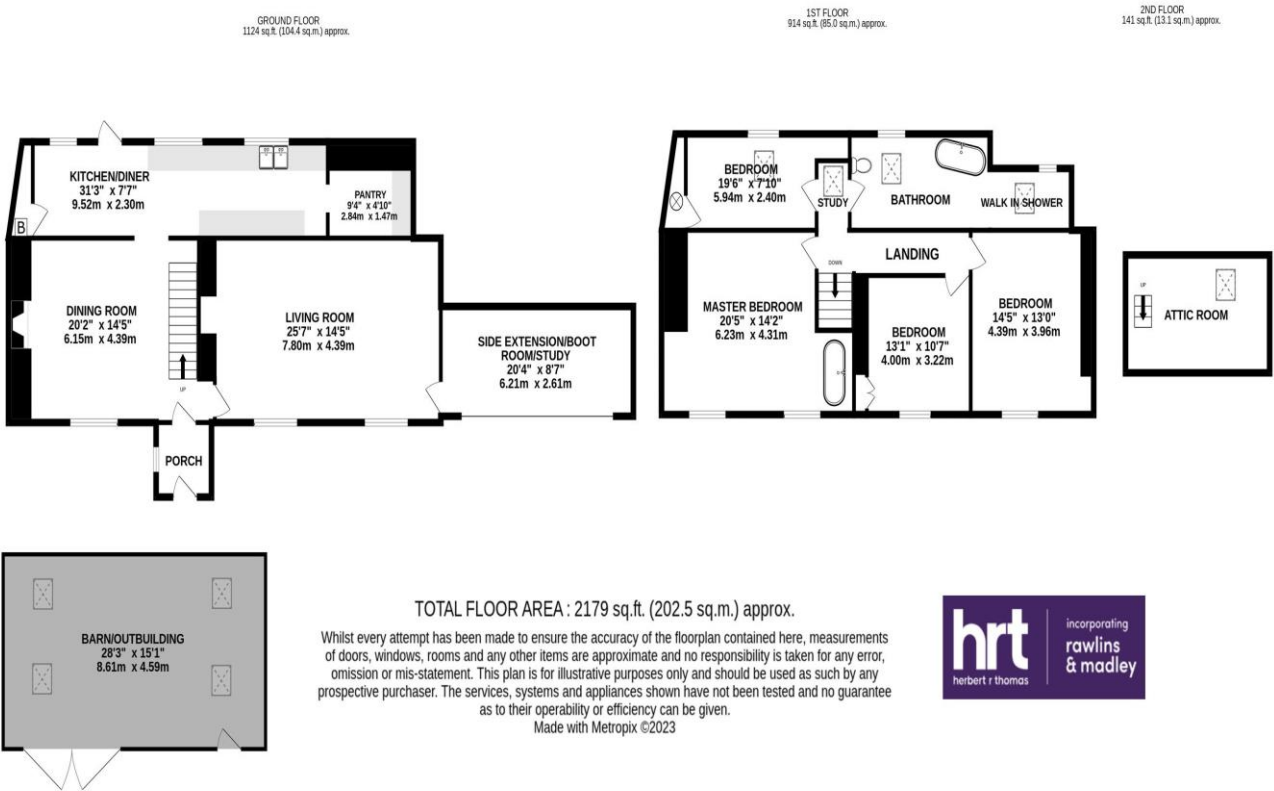
Solid ash stairs rising to the first floor LANDING (17'5" x 3'5") fitted carpet, wall mounted up and down lights with separate LED spots over the stairwell. BEDROOM 1 (14'4" x 20'9") fitted carpet, double height vaulted ceiling with exposed beams, pendant ceiling light, wall mounted up lighting, natural stone wall with access to high-level storage cupboard, two windows framing the walled garden beautifully and a freestanding double ended copper bath with tap and shower attachment over. BEDROOM 2 (14'9" x 13') fitted carpet, downlights and natural stone fireplace, desk and shelving over with window to the front garden. BEDROOM 3 (10'7" x 11'7" max) fitted carpet, stone fireplace, built in double wardrobe to the side and window to the front. Access to the attic room via retractable ladder. ATTIC ROOM (22'5" x 11'3") fitted carpeted, pitched ceiling, pendant lights, Velux window to the rear and eaves storage.

Rear LANDING/ OPEN STUDY (4'10" x 4'1") fitted carpet, LED spotlights, exposed beam and Velux window over, built-in desk. BEDROOM 4/ DRESSING ROOM (14'8" x 7'11") fitted carpet, original exposed beams, airing cupboard with automatic light, window to ceiling, LED spotlights, low-level window to the rear. FAMILY BATHROOM (23'8" x 7'9") tiled floor, spotlights, low level WC, freestanding pebble bath, 'his and hers' wall mounted sinks, back lit mirror over, walk-in open shower with rainfall attachment, under floor heating, two low-level windows and Velux fitted.

Stone capped boundary wall with pedestrian borders the south facing front garden with laid grass lawn enhanced by multiple fitted up lighting. Fully enclosed rear garden is made up of a paved entertainment space/courtyard with a stone built kitchen/seating area with original bread oven and access to side STORE AREA (8' x 4'10"). Steps rise to a gravelled seating area and pedestrian gate to the road.

Detached brick and stone built GARAGE/ OUTBUILDING (16'1" x 13'10") double timber doors to level concrete floor, multiple power points and pendant ceiling light. Pedestrian door to the side opens to a SPLIT LEVEL STORE (16' x 27'11"). Lower level (16' x 11'10") concrete floor, double head height, exposed beams and two Velux windows. First floor mezzanine (16' x 14'7") timber board floor, pitch ceiling, generous head height.

FOOTNOTE: Detached garage/ outbuilding is subject to a 40 year development clawback if converted to residential use, in favour of the Vale of Glamorgan Council. Expiry date: 05.03.2038.





Directions

From our Cowbridge office, travel in a westerly direction up the High Street turning left on to the Llantwit Major Road. Follow this road until reaching a T junction. Turn left towards Llantwit Major and take the next left, signposted Sigingstone. Follow this road into the village, pass the Victoria Inn public house and restaurant on your right hand side, at the bottom of the road, at the crossroads, Cross House can be found on your left hand side indicated by our For Sale board.

Tenure

Freehold

Services

Mains water and electricity, cesspit drainage,
oil central heating
Council Tax Band E
EPC Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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