



herbert r thomas

1 The Spinney
Aberthin, Cowbridge, The
Vale Of Glamorgan, CF71
7HW

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1 The Spinney

Asking price **£595,000**

A contemporary four double bedroom home situated in a peaceful setting neighbouring agricultural land with modern open plan living accommodation and landscaped gardens.

Four bedroom detached family home

Contemporary living and bedroom accommodation finished to the highest of standards

Extended and remodelled with plans from award-winning architect

Open plan living/dining and kitchen space

Separate study, utility room and ground floor shower room

Tranquil setting neighbouring agricultural land

Generous size garden plot

Walking distance to Cowbridge

Off-road parking and single garage

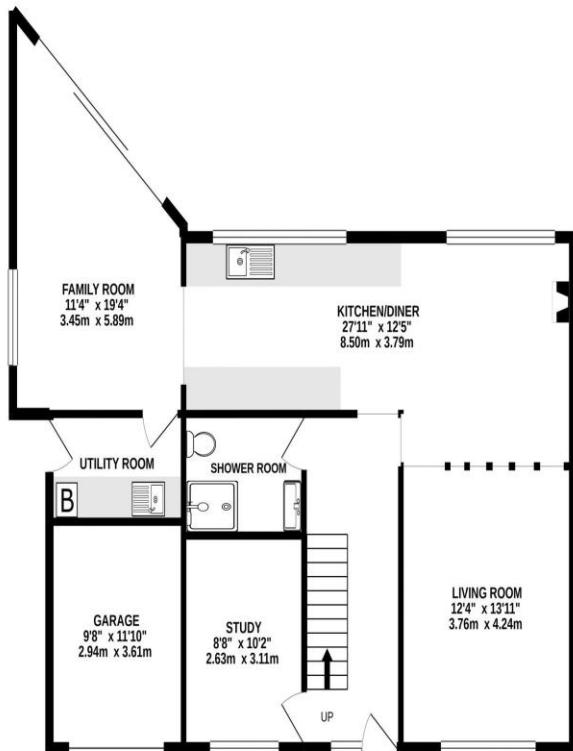




This detached four bedroom family home, was extended, remodelled and fully refurbished throughout in 2015 by the current owners, with design work by RIBA (Royal Institute of British Architects) award winner Greg Blee of Blee Halligan. The property featured in Channel 4's 'Ugly House to Lovely House' in 2015 and an internal viewing is highly recommended to appreciate the the light filled internal space and fluid transition between inside and out.

Situated at the head of a shared private driveway, the property enjoys a peaceful, elevated position on the village periphery within walking distance of Cowbridge Comprehensive School. Clad with Siberian Larch and with complementing powder coat

GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA: 1691 sq.ft. (157.1 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.

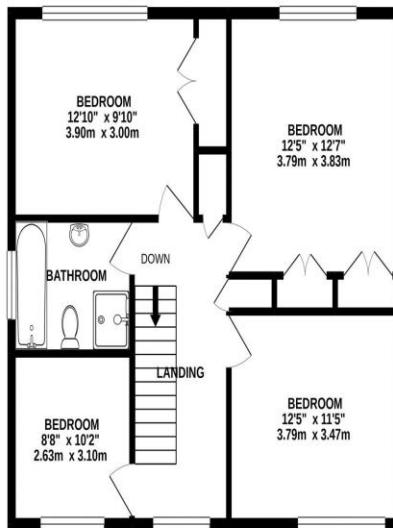
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grey aluminium windows, the stylish exterior is matched with contemporary internal design with accommodation briefly comprising: an entrance hallway with stairs to first floor and porcelain tiled floor which continues through the majority of the ground floor accommodation. The hallway (6'2" x 16'4") leads into the open plan living/dining and kitchen areas. The clever layout allows this large open space to flow well, yet each area has its own functional space. The living area (15'4" x 12'5") has a large picture window overlooking the front lawned garden, the sitting area (12'4" x 13'7") with fixed seating has a Morso wood burner and enjoys views into the landscapes rear garden. The kitchen (9'8" x 15'2") offers an extensive range of fitted unit space with complimenting work surfaces and

integrated NEFF appliances. The dining area (11'3" x 9'2" widening to 19'6") is within the shard like extension with wide patio doors leading out onto a two tiered Larch deck and a picture window to side. The study (8'8" x 10'1") is separate to the open plan accommodation and enjoys a pleasant view to front. The utility, with door to side, has a further range of fitted units and space for white goods. The ground floor shower room (7'10" x 5'10"), has high quality fittings including an abode tap and has Porcelanosa tiles.

The first floor landing with window to front and 2 built in linen cupboards, has tall doors leading to four double bedrooms. Bedroom one (12'5" x 12'7") and three (9'10" x 12'10") are located at the rear and enjoy far reaching views over the village and surrounding hills, and have a range of built in wardrobe cupboards. The family bathroom (8'7" x 7') enjoys views over the neighbouring field. It has a four piece suite, with a wet room shower area and steel bath.

Outside the gardens have also been landscaped. To the front is an open plan lawn, with off road parking on a driveway ahead of the work shop/store room (previously the garage, but rear of garage converted to create utility room). To the side is the children's play area and den. The rear garden is a private space which lies in a Southerly aspect enjoying sun throughout the day. It is extensively lawned, with mature fruit trees. To the side of the house is a useful covered storage area (10'9" x 9'9").





Directions

From Cowbridge High St. proceed onto Eastgate. At the traffic lights turn left. Leave the town passing the comprehensive school on your left. Upon entering Aberthín, turn right immediately after the Horse and Hounds pub, then take the first left and continue to the small roundabout, take the first left onto the private drive and follow this to the end where No. 1 is located.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band

EPC Rating

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Details of the energy performance
- Environmental impact of this property
- How to improve this property's energy performance
- Estimated energy and potential savings
- Contacting the assessor and accreditation scheme



[Print this certificate](#)

Property type

This property is a detached house.

Total floor area

It has a total floor area of 158 square metres.

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926

 **RICS**

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