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Hill House  
Cowbridge Road  
Nr. Ystradowen, The Vale of  
Glamorgan, CF72 9JU



## Hill House

Asking price **£599,000**

A greatly extended 5 double bedroom stone fronted Victorian farmhouse with well proportioned and balanced accommodation.

Extended, sizeable Victorian farmhouse

Many original features are present with some degree of modernisation required.

Great scope to improve and adapt.

Set in a generous garden plot of approximately quarter of an acre.

Adjoining neighbouring countryside with rural views.

Well located with both Cowbridge High Street and the amenities of Pontyclun easily reached.









A greatly extended 5 double bedroom stone fronted Victorian farmhouse with well proportioned and balanced accommodation.

UPVC entrance door to HALLWAY (11'2" x 5'9"), original Victorian tiled floor, pendant light. KITCHEN/ BREAKFAST ROOM (13'2" x 16'3" max), tile effect floor, ceiling light, country style kitchen, fitted wall and base mounted units, stainless steel sink, tiled splashback, provision for plumbed white goods, space for large fridge/freezer, gas hob (extractor over), high-level oven/grill to the side and large window to the courtyard. Steps rising to the PANTRY/ UTILITY ROOM (6'5" x 2'4"), pendant ceiling lights, open shelving and window to side. HOME OFFICE/ STUDY (10'4" x 10'10"), fitted carpet, pendant light, fireplace and large window to the side. INNER HALL (6'9" x 18'), fitted carpet (original Victorian patterned tiles underneath). ceiling light. traditional

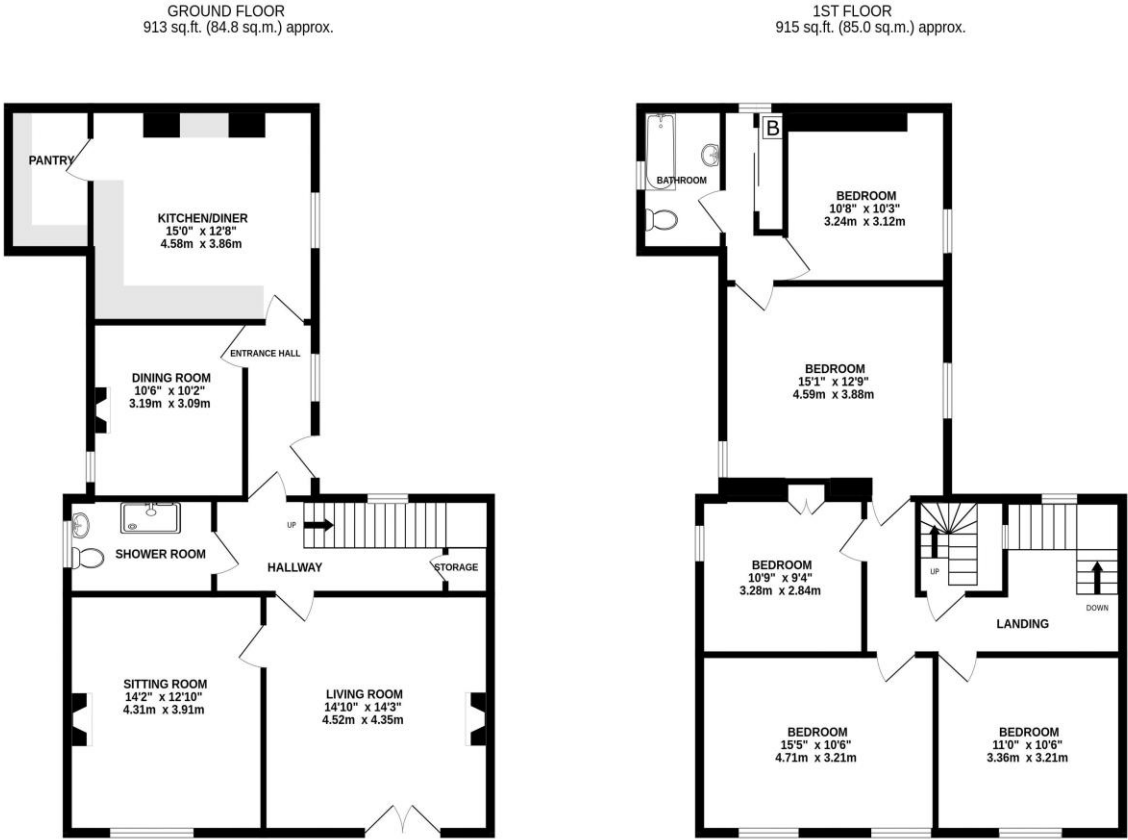
coving with original quarter turn spindle stairs. Sizable under stair store. SHOWER ROOM (10'8" x 6'), tiled floor, pendant ceiling light, low-level WC, wash hand basin with vanity storage under to the side, frosted window over and towel rail, shower enclosure (mains fed). Front SITTING ROOM (5'2" x 14'6"), fitted carpet, pendant light, feature marble fireplace, patterned tiled hearth and surround with French doors leading directly to the garden. Front FAMILY ROOM (14'6" x 13'2"), fitted carpet, ceiling light, decorative cut stone fireplace with tiled hearth and surround, inset wood burner and large window with garden views.

L-shaped, first floor LANDING (16'5" max x 10'2" max), fitted carpet, ceiling lights with high-level window over stairwell,

windows to front back. BEDROOM ONE (15'7" x 14'), exposed floorboards, pendant light, dual aspect with windows to both sides and attic hatch accessible. Door to DRESSING ROOM (10'8" x 4'2"), floorboards, built-in triple wardrobe, pendant light, window to the front elevation. Principal BATHROOM (5'10" x 8'9"), pendant light, three-piece suite comprising a panelled bath, WC, hand basin and frosted window to the front. BEDROOM FIVE (11'10" x 10'7"), exposed boards, pendant ceiling light, large window with elevated views to the side elevation and open countryside beyond. BEDROOM TWO (10'11" x 11'5"), fitted carpet, pendant ceiling light with large window, with views to the front garden and the Ystradowen countryside beyond. BEDROOM THREE (11'6" x 15'9"), fitted carpet, ceiling light, two windows, taking in direct garden and countryside views. BEDROOM FOUR (11'2" x 9'10"), fitted carpet, pendant light, built-in double wardrobe, drawers below and window to the side taking in rolling countryside views of the land adjacent.

Door from the first floor landing opens to the attic stairwell with half turn timber stairs leading to a sizeable roof space. Potential to convert (if desired) with relevant permissions obtained.

Hill House is accessed off a shared drive. Occupying an elevated position from the lane with a generous garden plot extending to approx. 0.25 acres. The front garden is made up of predominantly walled and established hedge lined boundaries with level lawn, orchard/kitchen garden that tapers to the far boundary with adjoining rural countryside on two sides.



TOTAL FLOOR AREA: 1828 sq.ft. (169.8 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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## Directions

From our Cowbridge office, travel in an Easterly direction up the High Street to the traffic lights, turn left, follow the road through Aberthin and on to Ystradowen. Drive past the village petrol station which is on your right and continue out of the village. Continue along this road where you find Hill House, the first property on your left hand side.

## Tenure

Freehold

## Services

Mains electricity and gas, private water - bore hole servicing 3 properties  
Council Tax Band I  
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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