



herbert r thomas

Nash House

Nash, Cowbridge, The Vale
Of Glamorgan, CF71 7NS

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Nash House

Asking price £850,000

Refurbished Detached 6 Bedroom character house of great charm located in the grounds of the Nash Manor Country House within a short drive of the popular town of Cowbridge and amenities.

Handsome Detached 5/6 Bedrommed Family House in a beautiful country house setting close to Cowbridge

Entrance Hall and Cloakroom, magnificent Drawing Room, separate Living Room and Snug, large high quality Kitchen/Dining Room, Utility Room

Master Bedroom with En Suite and large Dressing Room (previously a double bedroom), 4 additional Bedrooms and Family Bathroom

Mature grounds with extensive parking, garage and workshop, paved sitting areas and lawns

Beautiful setting with easy access to Cowbridge

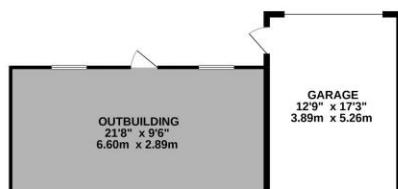
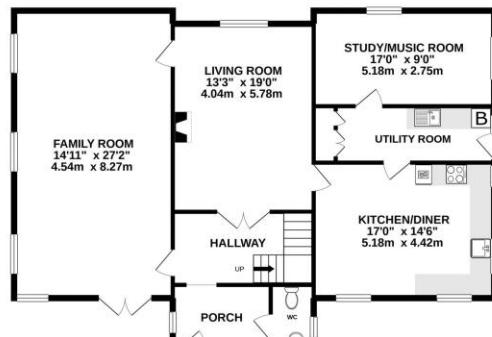




Refurbished Detached 6 Bedroom character house of great charm located in the grounds of the Nash Manor Country House within a short drive of the popular town of Cowbridge and amenities.

Pillared covered entrance to HALLWAY (13'3" x 8'9" plus 8'6" x 5'6") double glazed windows, porcelain tiled floor and quarter turn traditional spindle staircase to first floor. Door to CLOAKROOM (5'6" x 3') fully tiled to floor and walls, white low level WC and wash hand basin, double glazed window to side. DRAWING ROOM (27'2" x 14'10") magnificent room with a set of 3 arched double glazed windows to south facing garden, french doors to side, timber floor, high ceiling and open fireplace with carved slate surround and pretty ceramic tiled hearth. Central LIVING ROOM (19' x 13'3") timber flooring, arched double glazed window to side garden and the grounds of Nash Manor beyond, recessed 'Chesney' wood burning fire with flagstone hearth, door to large, well appointed KITCHEN/DINING ROOM (17' x 14'4") UPVC double glazed windows to 2 elevations, extensive range of ivory base and wall cupboards with fitted oak block worktops, granite drainer and ivory porcelain sink and mixer tap with tiled splash back, Neff double oven, microwave, ceramic induction hob and extractor, built in dishwasher

GROUND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.



TOTAL FLOOR AREA: 2669 sq.ft. (248.0 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.



and fridge, timber effect floor, recess lighting, room for large family dining table, connecting door to UTILITY ROOM (17'5" x 5'8") fitted base and wall cupboards, roll top work surface and stainless steel sink and drainer, spaces for fridge/freezer, washing machine and tumble drier, Worcester oil fired combination boiler, stable door to side parking area, floor to ceiling built in pantry cupboard and door to SNUG (17' x 9') matching timber effect floor, coved ceiling and modern UPVC double glazed windows to 2 elevations.

LANDING on 2 levels with fitted carpet and loft hatch, frosted glazed double doors lead to master bedroom suite which combines BEDROOM 1 (17'2" x 11'10") fitted carpet, double glazed windows, coved ceiling and door to luxury EN SUITE SHOWER ROOM (9'8" x 7'6") modern white wash hand basin with vanity drawer unit, low level WC and walk in shower cubicle with fixed glazed shower screen and mirror, fully tiled to floor and walls, chrome heated towel rail and door to walk in linen cupboard with slatted shelving. DRESSING ROOM (17'2" x 11'1" max) formerly a double bedroom now completely fitted with open fronted wardrobes, shelving, drawer units and dressing table, heated towel rail, double glazed window to the grounds of Nash Manor. BEDROOM 2 (13'4" x 9'2")

1ST FLOOR
1190 sq.ft. (110.5 sq.m.) approx.



timber effect laminate floor, arched double glazed window, built in wardrobes and dressing table. DOUBLE BEDROOM 3 (14'10" x 9') quality built in wardrobes, part pitched vaulted ceiling with double glazed windows to surrounding garden. BEDROOM 4 (14'8" x 9'5") fitted carpet, pretty arched double glazed window and built in wardrobes. BEDROOM 5 (10'6" x 8'4") pretty bedroom with hand painted original wall boarding and arched double glazed window. FAMILY BATHROOM (11'2" x 7'7") "Vilroy and Bosch" suite including bath with chrome mixer tap and handheld shower, wash hand basin with vanity drawer, low level WC and walk in shower with fixed glazed shower screen and mirror, fully tiled to floor and walls, heated towel rail, recess lighting and frosted double glazed window.

The entrance to the property is flanked by original stone walls with wrought iron double gates to a substantial gravelled parking area. GARAGE (16'3" x 12'10") electric up and over door and attached WORKSHOP (21'6" x 9'8") substantial versatile room with power and light that could be upgraded to offer home office/gym etc, adjacent to which is a gravel and paved garden area with ornamental pond and access to the rear garden. A secure paved and lawned area is enclosed by attractive ornamental rails with a connecting gate to the larger garden area, also laid to lawn with mature trees and shrubbery, which extends to the private driveway entrance leading to the neighbouring Nash Manor House.





Directions

From our Cowbridge Office proceed in a westerly direction turning left onto Llantwit Major road. Follow this road for approximately 2 miles until reaching a T Junction. Immediately before the T Junction, turn left through original wrought iron manor gates towards Nash Manor House. On approaching the Manor House, bear left where 'Nash House' lies on your right hand side.

Tenure

Services

Oil heating, mains electricity, water, cesspit
Council Tax Band H
EPC Rating E

Energy performance certificate (EPC)



Property type	Detached house
Total floor area	260 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-letting-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)

Viewing strictly by appointment through Herbert R Thomas

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 **RICS**

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