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Holly Cottage

2 Llantrithydd Road  
St. Hilary, The Vale Of  
Glamorgan, CF71 7DP

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## Holly Cottage

Asking price **Guide Price**

**£625,000**

Spacious semi-detached 4 bedroom, 3 reception room home enjoying a spectacular position on the edge of St. Hilary and with magnificent south facing views.

Spacious extended 4 bedroom semi-detached house

Entrance Porch, Living Room, Dining Room and Sitting Room, Kitchen/Breakfast Room, Utility Room and Downstairs Cloakroom

4 Bedrooms, 2 Shower Rooms and Full Bathroom

Parking and shortened Garage (storage only)

Paved and lawned rear garden with spectacular rural views

Highly sought after village close to Cowbridge









Spacious semi-detached 4 bedroom, 3 reception room home enjoying a spectacular position on the edge of St. Hilary and with magnificent south facing views.

UPVC entrance door to enclosed PORCHWAY (5'3" x 3'10") tiled floor, original hardwood entrance door to DINING ROOM (18'2" x 13'3" into bay) oak floor, spindle staircase to first floor, UPVC double glazed bay window to front elevation, fireplace with decorative cast iron surround and mantle. Door to LIVING ROOM (18' x 12'1") timber floor, understairs cupboard and double glazed windows to rear elevation, recessed wood burning fire on a slate hearth with carved timber surround and mantle, small paned glazed double doors to SITTING ROOM (14' x 12'") polished timber floor, double glazed window to side elevation and sliding double glazed patio doors to rear garden with magnificent rural and coastal views. Door from living room to KITCHEN/BREAKFAST ROOM (22'1" x 10'3" max 7'7" min) L shaped with extensive range of fitted base, wall and tall cupboards, oak block work

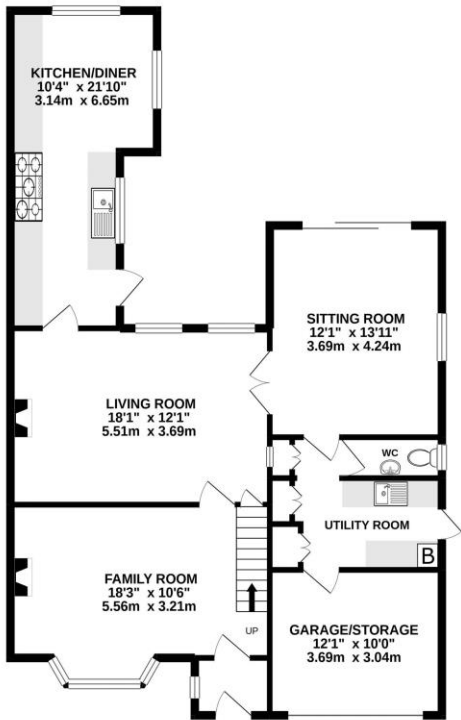
surfaces with inset one and a half bowl sink, integrated fridge, freezer and dishwasher, "Stoves" cooking range and extractor to remain, natural stone floor and double glazed windows to side and rear elevations. Door from sitting room to UTILITY ROOM (10'3" x 7'5") range of fitted cupboards with rolltop work surface and white porcelain one and a half bowl sink and drainer, space and plumbing for washing machine, concealed Worcester LPG gas boiler, tiled floor and double glazed door to side elevation, stable door to garage and door to CLOAKROOM (6'10" x 2'10") white low level WC and wash hand basin with vanity cupboard and tiled splashback, ceramic tiled floor and double glazed window to side elevation.

LANDING shelved linen cupboard, two loft access points, one with folding ladder. BEDROOM 1 (17'4" x 12'2") coved ceiling, double glazed window to side elevation and double glazed french doors with wrought iron Juliet balcony enjoying a spectacular view, built in wardrobes and door to EN-SUITE BATHROOM (8'9" x 6'6") full suite including freestanding roll top

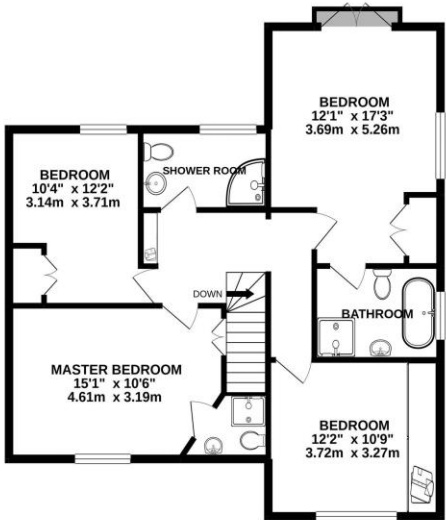
clawfoot bath, pedestal basin, low level WC and separate shower cubicle, ceramic tiled floor, chrome heated towel rail and frosted double glazed window. BEDROOM 2 (13'6" x 10'5") double glazed window to front elevation, pretty wrought iron bedroom fireplace, recessed built in cupboard and door to EN-SUITE SHOWER ROOM (6' x 5'3" max) white low level WC, pedestal wash hand basin and shower cubicle with electric shower attachment. BEDROOM 3 (10'9" x 12') built in wardrobes, fitted carpet and double glazed window to front elevation. BEDROOM 4 (12'2" x 8'9") good sized fourth bedroom with built in wardrobes and wall shelving, original cast iron bedroom fireplace and double glazed window to rear elevation. Separate SHOWER ROOM (8'10" x 5'8") white suite including low level WC, wash hand basin with vanity cupboards and tiled splashback, large quadrant shaped fully tiled shower cubicle with mains shower attachment, chrome heated towel rail and double glazed window.

Lawned front garden enclosed by a dwarf stone wall with wide access to a herringbone patterned brick paviour driveway with 7 kilowatt vehicle charging point and access to GARAGE (10'2" x 11'8") electric up and over door, connecting door to utility room, shortened and only suitable for storage. Gated side path to rear garden, wide paved sitting area extending to a rear lawn fringed by mixed flowerbeds with fruit bushes, timber framed garden shed and spectacular rural and coastal views extending across the Bristol Channel to the Exmoor coastline.

GROUND FLOOR  
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA: 1857 sq.ft. (172.6 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 offices travel in an easterly direction up The High Street through the traffic lights filtering onto the A48 heading towards Cardiff. Turn right for St Hilary. On entering the village bear right and take the first right turning onto the Llantrithydd Road, travel a short distance where Holly Cottage lies on your right hand side.

## Tenure

Freehold

## Services

LPG Heating, Cesspit Drainage  
Council Tax Band G  
EPC Rating

Viewing strictly by  
appointment through  
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## 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E	41   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



