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Yew Tree Cottage  
The Lane  
St. Nicholas, The Vale of  
Glamorgan, CF5 6SD



## Yew Tree Cottage

Guide Price £585,000

Immaculately presented three bedroom detached character property in a large cottage garden within a few steps of the St Lythans common, yet only a short drive from Culverhouse Cross and the outskirts of Cardiff.

Detached character house of great charm

Immaculately presented accommodation including hallway and cloakroom, large living room with raised wood burning fire, high quality kitchen dining room with island and conservatory off and utility room

3 Double bedrooms and family bathroom

Well stocked mature gardens to front, side and rear

Parking and detached garage

A minutes walk to the large St Lythans common area, and exceptionally convenient for commuting access to Cardiff and amenities









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Solid oak entrance door to porchway with slate floor and frosted window, internal door to HALLWAY (12'3" x 5'8"), slate floor and cast iron traditional radiator. Half turn spindle staircase to first floor with understairs cupboard and door to CLOAKROOM (7'2" x 2'6"), slate floor and limestone tiled walls, white low level WC and pedestal wash hand basin. LIVING ROOM (25'3" max x 12'6"), the original cottage, with a raised recessed fireplace with natural stone hearth, chimney breast and staircase feature. Hardwood herringbone patterned block floor, double glazed window and french doors to a private, south facing courtyard garden, traditional cast iron radiators, recessed ceiling speakers and fitted wall lights. Farmhouse style KITCHEN/ BREAKFAST ROOM (18'3" x 13'10"), extensive range of handmade, in-frame cupboards including feature oak doors with granite worktops

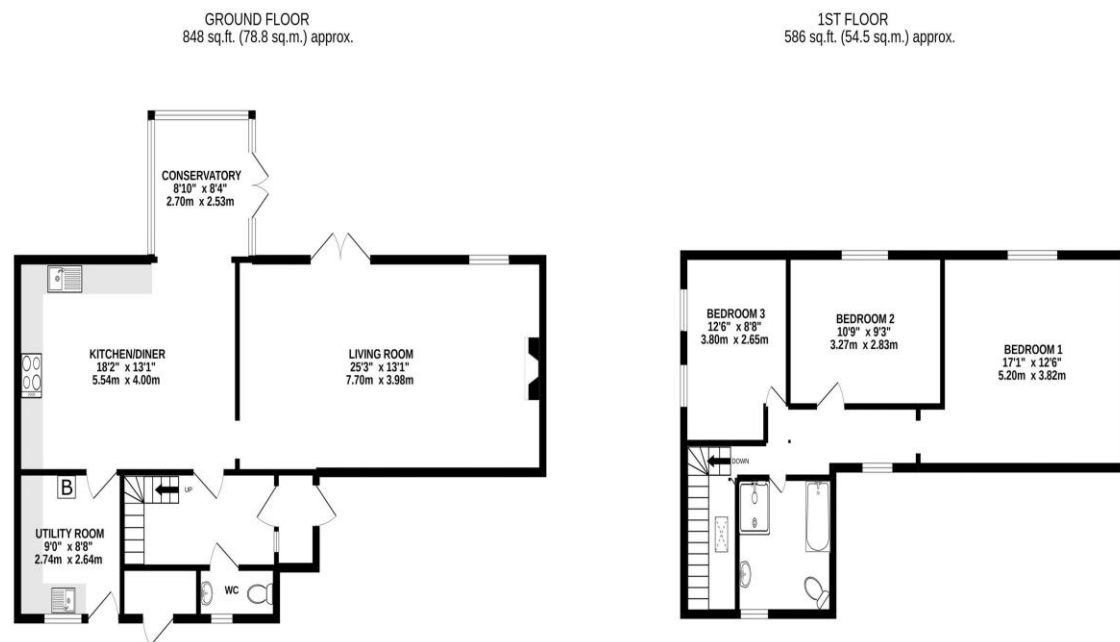
with inset stainless steel sink and drainer, large island unit with timber top and breakfast bar, gas fired AGA, built in dishwasher and larder fridge, slate floor, modern vertical radiator, recessed ceiling speakers, double glazed window and large rain activated Velux window. CONSERVATORY (9' x 10'6"), slate floor, tinted glass roof, double glazed windows and french doors to front garden, electrical underfloor heating. UTILITY ROOM (8'10" x 8'6"), base cupboards with timber work surface, white porcelain 'Belfast' style sink with space and plumbing for washing machine and tumble dryer, slate floor, wall mounted 'Baxi' central heating boiler, window and stable door to rear.

Half landing and cupboard off leading to main LANDING, 'L' shaped with loft hatch and double glazed Velux window, doors to BEDROOM 1 (14'2" x 12'6"), polished floorboards, double glazed window with views to the common, part pitched ceiling with recessed lighting. BEDROOM 2 (10'8" x 9'2"), double bedroom with fitted carpet, part pitched ceiling and double glazed window to front elevation. Double BEDROOM 3 (8'9" x 13'3" max), double

glazed windows to side garden and modern double glazed Velux window with fitted blind to front, part pitched ceiling. Family BATHROOM (9'5" x 8'2" max), 'L' shaped with modern 'Duravit' deep panelled bath, fully glazed shower cubicle with mains shower attachment, wall hung wash hand basin with vanity drawers and low level WC, fully tiled to floor and wall, heated towel rail and frosted double glazed window.

Enclosed courtyard garden to the front containing a perfectly Yew Tree. Paved sitting area with outside power and light with pathway extending to the side of the property with raised mixed beds and steps up on to a large, level side lawn purchased separately by the owners and included in the sale but agricultural in nature, technically defined as agricultural land.

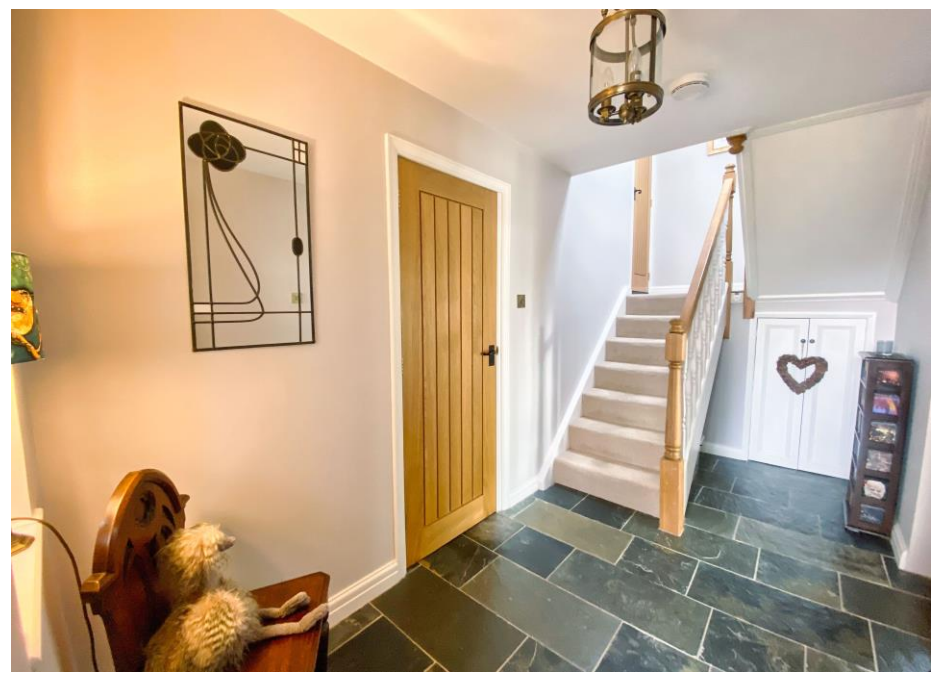
To the rear of the house is a very pretty cottage garden combining lawn with deep mixed beds with perennial flowers, shrubs and specimen trees, outside light, gated pathway to main entrance door with a useful recessed external STORE. Rear driveway provides parking and access to detached GARAGE (18'3" x 17'8"), substantial block built garage with storage over, double up and over door.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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 to Cardiff. Drive through Bonvilston and St Nicholas and before dropping down The Tumble Hill, turn right onto The Downs, proceed for a few hundred meters and turn next left at 'The Lane' where Yew Tree Cottage can be found after travelling a short distance on your right hand side.

## Tenure

Freehold

## Services

Mains water, gas and electricity, cesspit drainage.

Council Tax Band G

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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## Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	60   D	
39-54	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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.



