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herbert r thomas

## Forge Cottage

Llansannor, Cowbridge, The  
Vale Of Glamorgan, CF71  
7RX

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## Forge Cottage

Asking price **£649,950**

A very charming country cottage that has been significantly extended offering versatile living with great proportions and connection to the garden and rural situation.

Forge Cottage is a stunning countryside cottage that presents beautifully throughout

Significantly extended and enhance over recent years

Accommodation is set over two floors and comprises an entrance porch, sitting room, sociable family/dining room, boot room/utility, integral garage with sizeable storage above, rear hall, WC

4 bedrooms, en-suite shower room and family bathroom

Located in the well regarded Vale Hamlet of Llansannor with a great connection to it's rural setting with linked to adjoining countryside and the far ranging views to match

St Senwyr Church provides a scenic view from the front of the property

Good links to Cowbridge and major transport links









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Part glazed painted wooden front door opening to PORCH (5'10" x 4'2"), natural coir matting, recess spotlight to ceiling, cloaks cupboard with shelving and glazed door to dual aspect SITTING ROOM (19' x 18'3") with windows to both front and rear elevations, fitted carpet, pendant ceiling light with additional wall mounted uplighting and central brick fireplace with inset wood burner. FAMILY ROOM (18'11" x 11'6") hard wood floor, pendant ceiling light, fitted wood burner with flagstone hearth and large window with pretty views to the front garden and Church beyond. Wide opening to KITCHEN/ DINER (28'10" max x 16'7" max) hard wood flooring continues through the dining space with a central pendant light over and windows to the front elevation. Sandstone tiled floor to kitchen with a run of bespoke built, wall and base mounted units, granite effect countertops, inset 1 1/2 stainless steel sink with mixer tap over, oven/grill, electric hob, integrated freezer, double pantry cupboard to remain and doors

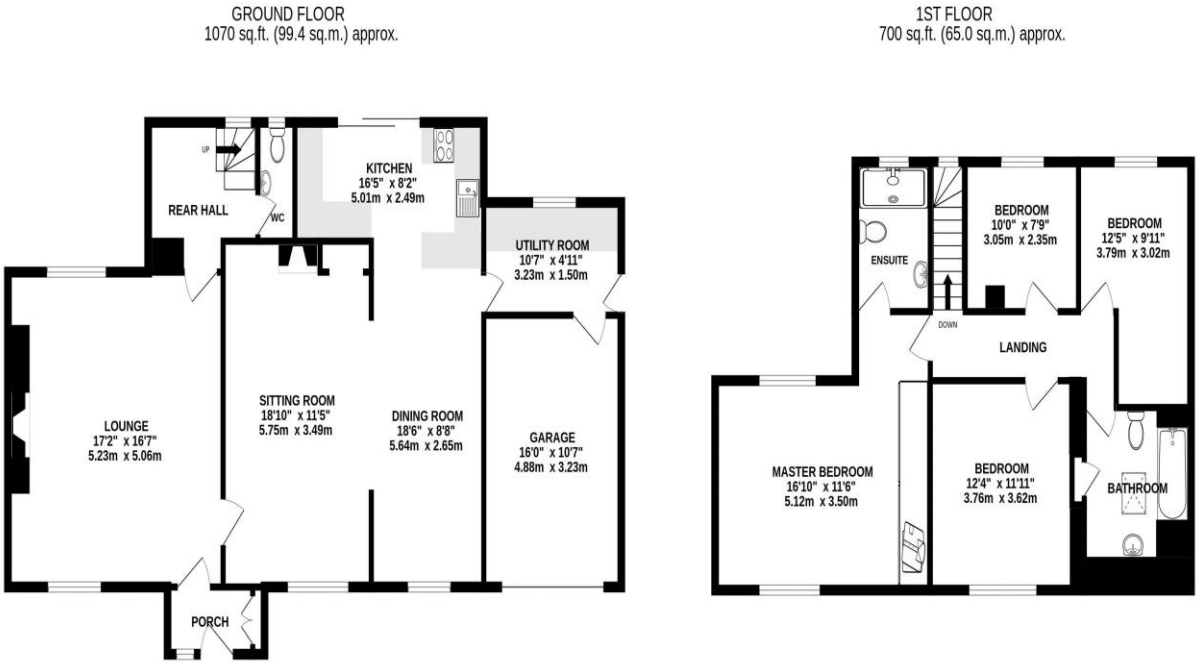
opening out to the rear garden with stunning countryside views. UTILITY/ BOOT ROOM (12'5" x 5'5") tiled floor, fitted ceiling light and provision for white goods with window to the rear, external door opening to side and internal door connecting to INTERNAL GARAGE (16' x 10'5") concrete floor, wall hung storage cupboards (some to remain), attic hatch (retractable ladder fitted) and roller door to the front cobble sett driveway.

REAR HALL (9'9" x 9'2") fitted carpet, pendant ceiling light with quarter to a spindle stairs rising to the first floor (useful cupboard under), window to the rear garden with scenic views. WC (3'11" x 7'8") timber effect LVT flooring, recessed spotlights to ceiling (motion censored) with low-level WC, wall hung ceramic wash handbasin, access to floor mounted 'Worcester' boiler and window to the rear garden.

First floor LANDING (17'3" x 4'8") fitted carpet, spotlights to ceiling with additional pendant light and high-level window over stairwell. BEDROOM ONE (15'6" max x 14'2" max) fitted carpet,

part pitched ceiling with original exposed beams, wall mounted lights, custom-built wardrobes and windows enjoying elevated views to the front and rear. EN-SUITE SHOWER ROOM (8'10" x 4'11") wood affect LVT flooring, LED spotlights, ceramic pedestal wash handbasin and tiled splashback over, WC, traditional heated towel rail and a fully tiled mains fed, rainfall double shower with window to rear. BEDROOM 2 (12'4" x 11'11") fitted carpet, part pitched ceiling with original beams and window with elevated views to the front garden and St Senwyr Church. BEDROOM THREE (10' x 9') fitted carpet, central ceiling light fitted and large window offering views to the rear garden and scenic countryside beyond. BEDROOM FOUR (9'11" max x 12'5" max) fitted carpet, pendant ceiling light with stunning, unspoiled countryside views to the rear. FAMILY BATHROOM (8"3 x 8'8") ceramic tile floor, high-pitched ceiling with LED spotlights and extractor fan. Fitted EN-SUITE comprises a low-level WC with ceramic pedestal wash handbasin, 'P' shaped panelled bath with electric shower over, chrome heated towel rail, Velux window to front and sizable storage cupboard with shelving.

A pillared entrance from the country lane leads to an extensive cobbled sett driveway providing parking for a number of vehicles. The front of the property offers a beautifully maintained front lawn with stocked borders, pathways merging to the front door and access to the GARAGE. The rear garden is fully enclosed with a large flat lawn, working kitchen garden, chicken coup, estate fencing to the garden boundaries that extends onwards to an additional parcel of land, currently used as a paddock.



TOTAL FLOOR AREA : 1769 sq.ft. (164.4 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 along the High Street onto Eastgate, turning left at the traffic lights. Follow this road through Aberthyn taking the first left hand turn and continue along this country lane turning left signposted City. travel through Newton and follow the road as it takes a 90 degree right and continue along this road into Llansannor passing the turning for Court Drive, continue along the road without deviation for approx ¼ mile and turn left (opposite the farm to your right) through the pillared entrance, proceed over the cattle grid where Forge Cottage will be the to your right hand side. what3words - diamonds.excavate.district

## Tenure

Freehold

## Services

Mains water and electricity. Cesspit drainage. Oil central heating.  
Council Tax Band F  
EPC Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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