



herbert r thomas

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

hrt.uk.com



Robins Nest

Asking price **£425,000**

A beautiful, stone fronted country cottage offering well balanced accommodation with cottage style garden and sizeable driveway parking. Located in the idyllic rural hamlet of Llansannor.

A characterful natural stone semi-detached cottage with well balanced accommodation and characterful features throughout

Situated in the pretty rural hamlet of Llansannor within the historic Estate grounds forming Llansannor Court

Accommodation arranged over two floors comprising an entrance hall, sitting room, kitchen, dining room, three double bedrooms, en-suite and principle bathroom.

Sizeable driveway parking

Stunning, partially walled cottage style garden

Great connectivity to the amenities of Cowbridge and the M4 corridor





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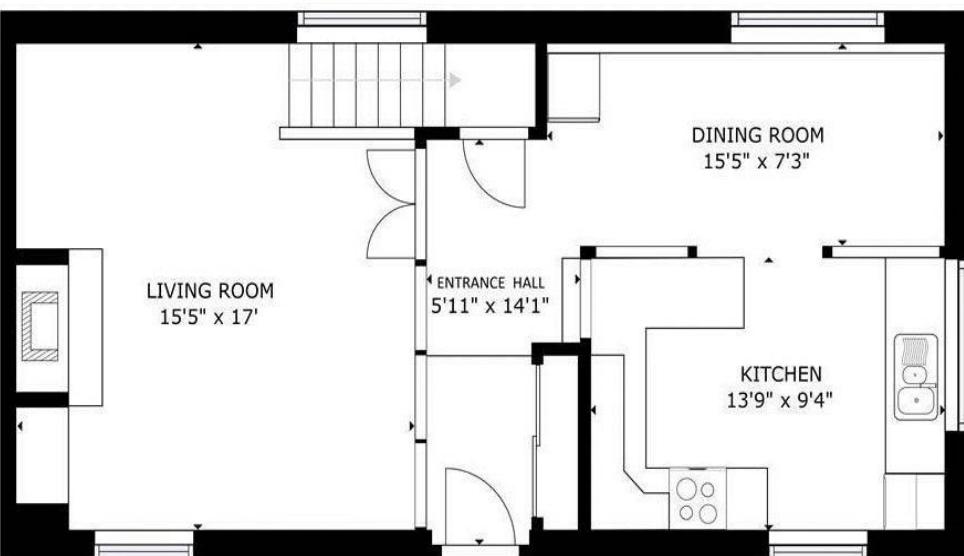
Slate pitch tile roof and timber porch to glazed front door. ENTRANCE HALL (14'3" x 4'3"), flagstone floor, LED spotlights, double cloaks cupboard to the side and access to understair store. Wide opening to DINING ROOM (15'1" x 7'10"), timber floor, LED spotlights, frosted window to rear, original timber partitions. Low level opening to KITCHEN (8'7" x 13'10"), multiple spotlights to ceiling, country style kitchen, wall and base mounted units, oven/grill/hob with tiled splashback, one and a half bowl stainless steel sink and mixer tap and large window to side and front elevations. Glazed double doors to SITTING ROOM (14'11" x 16'4"), timber floor, LED spotlights, inset

wood burner, slate hearth, timber mantle with open storage to side and window to the garden. Straight timber stairs rising to the first floor with frosted window to stairwell.

LANDING (14'7" x 10'2"), timber floor, exposed beams, spotlights, attic hatch and large window to the rear. BEDROOM ONE (12'5" x 11'6"), timber floor, LED spotlight to ceiling, exposed beams, frosted window to the side and door to EN-SUITE SHOWER ROOM (4'2" x 11'7"), timber floor, spotlights to ceiling, exposed beam, low-level WC with chrome towel rail to the side, ceramic wash hand basin with vanity storage under, tiled double shower enclosure (mains fed) and window to the garden. BEDROOM TWO (8'3" x 16'9") fitted carpet, spotlights to ceiling, window to the garden and opening to DRESSING SPACE (10'2" x 3'3"), fitted carpet and frosted window to rear. BEDROOM

THREE (11'2" x 10'10"), timber floor, LED spotlights to ceiling and window to the garden. Principal BATHROOM (6'4" x 6'6"), timber floor, spotlight to ceiling, panelled bath and separate shower over, pedestal wash hand basin, low level WC and window to the garden.

To the front of the property lies a sizeable gravel driveway leading onwards to an enclosed cottage garden with picket fence, stocked borders, level lawn and additional paved and gravel seating area.





Directions

From our Cowbridge office, travel along the High Street onto Eastgate, turning left at the traffic lights. Follow this road through Aberthin 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 appox ¼ mile and turn left (opposite the farm to your right) through the pillared entrance, proceed over the cattle grid and along the shared lane and proceed to the end where Robins Nest driveway will be to your right hand side. What3words: embarks.deodorant.tiling

Tenure

Freehold

Services

Main water and electricity. Cesspit drainage and LPG heating.
Council Tax Band E

EPC NOT APPLICABLE

Viewing strictly by appointment through Herbert R Thomas

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 **RICS**

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.

