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For Sale

WILLIAM WESTON-YOUNG
LIVED HERE C 1799 - 1824

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29 Newton Nottage
Road
Porthcawl,
Bridgend,
CF36 5PF

Road

Asking price **£425,000**

An opportunity to purchase this historic 16th century dwelling formally the property of William Weston Young, the harbour master of Porthcawl. The cottage is located in the highly prized Newton village and is found in need of sympathetic restoration. It consists of four reception rooms and four good size double bedrooms. The property contains a wealth of original features.

16th century harbourmasters cottage

Fantastic refurbishment opportunity

Four generous reception rooms and four double bedrooms

Cobble driveway

Courtyard Gardens, orchard with fruit trees

Sought-after centre of Newton Village location

Close proximity to local beaches

No chain

Viewings highly recommended





A rare and stunning opportunity has arisen to purchase this historic harbourmasters cottage, dating back to the 16th century. Located at the centre of the highly prized Newton Village of Porthcawl, this property has a plethora of original features four generous reception rooms, four double bedrooms, cobbled courtyard gardens and Orchard.

The property is entered via a solid wood door into the first reception room with slate flooring, large fireplace with cast-iron multi fuel burning fire, PVCu double glazed window to the front, dogleg staircase rising to the first floor landing with understairs storage cupboard and doorways leading to two further reception rooms. The library is a generous size space with a PVCu double glazed window to the front and door leading through to the dining room. The dining room has a cast-iron multi fuel burning stove set in a brick and stone inglenook fireplace, PVCu double glazed window looking out to the courtyard garden and door to Kitchen and further reception/hallway with a solid flagstone floor, two Windows's garden and door through to the downstairs cloakroom. The cloakroom has been fitted with a two piece suite comprising; pedestal wash hand basin and low-level WC. There are two windows to the rear and side elevations. The kitchen has been fitted with a range of base and eyelevel units with space for undercounter fridge, three Vellux windows, tiled splashback's, quarry tiled flooring and leading through to a rear hallway with quarry tiled flooring and PVCu stable door flanked by windows to the courtyard garden. A door opens to the scullery/utility room which has been fitted with base units and butler sink

unit. A multifuel log burning stove connected to the central heating system and door to airing cupboard.

Upstairs to the first floor landing there are doorways leading to all four double bedrooms, family bathroom and WC. The WC has been fitted with a low-level WC and has a window to side. The bathroom has been fitted with a three-piece suite comprising; pedestal wash hand basin, bath and separate shower cubicle. Bedroom two is a double room, built-in storage cupboard and a PVCu double glazed window to the front. Bedroom three is a double room with built-in storage cupboard and a PVCu double glazed window to the front. Bedroom four is

also a double bedroom with a PVCu double glazed window to the and a built-in storage cupboard. The master bedroom is another generous size double room with windows to the rear and side elevations and a range of built-in wardrobes.

Outside to the front is a cobbled garden providing off-road parking. To the side is lane access leading to the courtyard garden. To the rear of the property is a courtyard garden with steps down to an ice cellar and solid wood doors giving access to a range of buildings and to the larger rear garden as a whole Which has been matured into an orchard of fruit trees with a plantation area.

Viewings on a property are highly recommended to appreciate this great opportunity on offer.





Directions

Travelling West along the A48 away from Bridgend, take the A4106 Bridgend Road signposted Porthcawl. At the roundabout turn left. follow the road, turn left at the crossroads with the petrol, garage and Globe pub. Follow this road for approximately 150 yards where the property will be found on the left hand side, as indicated by a for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)

23 Heolwr Noddy Road PORTHCAWL, CF31 5PW	Energy rating D	Valid until: 28 April 2024 Certificate number: 4334-9124-6300-9821-7296
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Property type: Semi-detached house
Total floor area: 203 square metres


Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/for-landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/for-landlords-on-the-regulations-and-exemptions>).

Energy rating and score
This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60



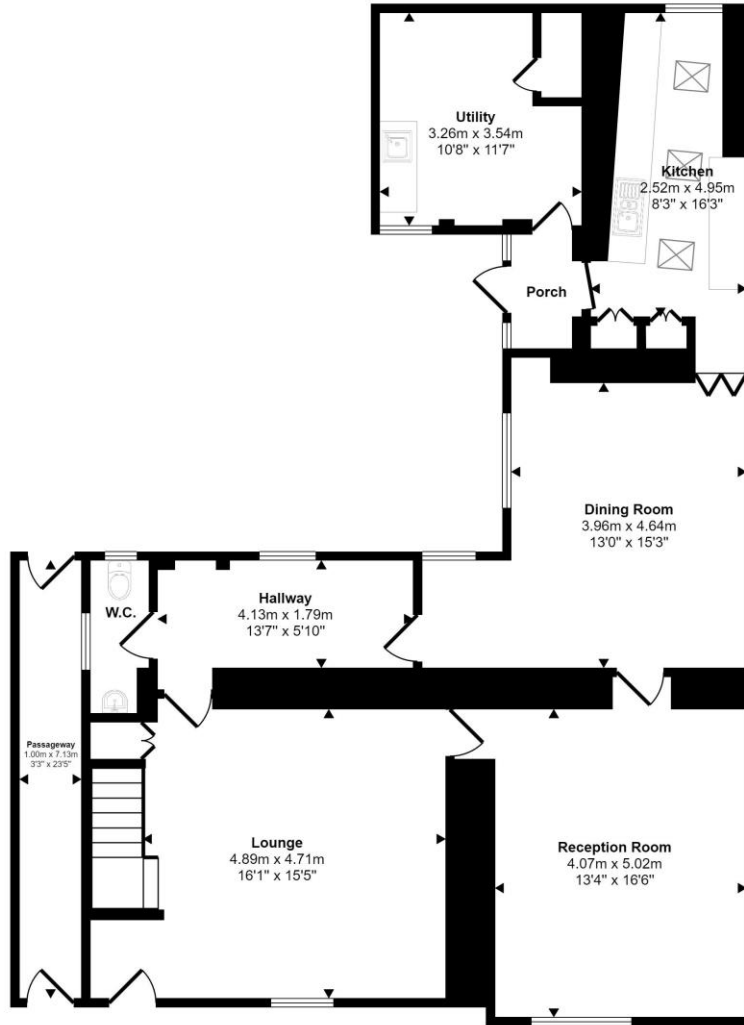
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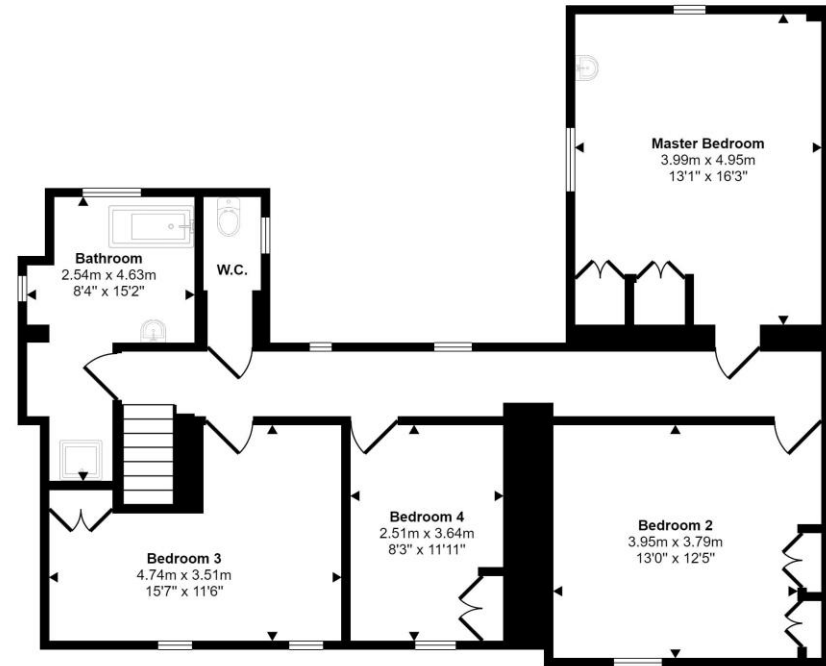
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
218 sq m / 2343 sq ft



Ground Floor
Approx 127 sq m / 1366 sq ft



First Floor
Approx 91 sq m / 977 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

