

THE COACH HOUSE,
ST. NICHOLAS,
VALE OF GLAMORGAN



A particularly appealing character property situated within the village of St. Nicholas, which is conveniently located in the Vale of Glamorgan, offering easy access to Cardiff City Centre. The property has been impeccably converted and most tastefully presented throughout.

This delightful property is situated within the village of St. Nicholas which lies some four miles west of the centre of the City of Cardiff, and is one of the most pleasant and convenient parts of South East Wales. It is well situated for ease of access to all major commercial and industrial centres, and is within two miles of the direct link to the M4 motorway.

The village has many historical associations including Tinkinswood, a neolithic cromlech which lies to the south. In the same area lies Duffryn House which is renowned for its gardens which are open to the public. Close to the Coach House is the Church of St. Nicholas, the history of which goes back many hundreds of years and is well documented from the 17th century onwards. Within the village is a well thought-of primary school with secondary schooling at Cowbridge. There is also a good selection of private schooling within the locality. The busy market town of Cowbridge is within 6 miles and has a library, health centre and many cultural and recreational activities. The Heritage Coast with its fine bathing and surfing beaches is but a short drive away and there is also a selection of Championship Golf Courses.

The property, which was originally the coach house to the Three Tuns next door dates back more than three hundred years. It is of stone construction under a roof of slate. An unusual feature of the front elevation is the enclosed exterior stone staircase which gives direct access to the first floor. Conversion of the property was carried out to a high specification and presentation is immaculate, with tastefully conceived decor. All the fitted carpets and light fittings are to be included in the sale.

A useful feature of the well converted outbuildings, is the fact that the main room has been planned for easy adaptation to a parent annexe with drainage already connected and wiring for night storage heaters.



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The village has a rich historic character and a public house. The history of the village is well documented from the early days of the busy market. The village is also a health centre and a drive away and the property, with next door gates, construction in the elevation is the access to the road to a high speed road. All the fitted carpets and light fittings are to be included in the sale.

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ACCOMMODATION

There is a generous supply of 13 amp power points and central heating radiators throughout.

Panelled interior doors throughout the ground floor are of mahogany with brass door furniture.

ENTRANCE PORCH

From solid front door in oak. Small pane windows with natural wood cills. Heather mixture quarry tiled floor. Half glazed bow fronted door to:-

DINING HALL
19'7 x 14'3

Plus Reception Area. Hardwood block floor. Oak staircase to first floor with turned vertical balusters and newel posts. Secondary glazed small pane window to front and matching double french doors with side screens to rear terrace and courtyard. Minster stone fireplace and hearth with inset wood burning stove. Decorative plaster coving. 6 brass wall lights with ruby glass shades and centre brass double spotlight. Telephone connected.

CLOAKROOM

Fitted carpet. Decorative plaster coving. Coat hanging area. Inner Area with w.c. and wash hand basin in 'Sun King'. Walls fully tiled. Fitted carpet. Decorative plaster coving. Louvred window.

DRAWING ROOM
19'7 x 17'6

A comfortable and well proportioned room with chimney breast and fireplace in natural stone with inset wood burning stove and log store. Flagstone hearth. 2 secondary glazed small pane windows to front and wide matching window to rear overlooking herb garden and terrace beyond. Decorative plaster coving. Brass wall lights and picture lights. Fitted carpet.

SITTING ROOM
19'6 x 14'2

Wide small pane window overlooking courtyard. The wall opposite is finished in original old oak panelling with an inset slit window facing front. Decorative plaster coving. Brass wall lights. Fitted carpet. Door to:-

KITCHEN/BREAKFAST ROOM
19'6 x 11'4

Comprehensively fitted with a range of luxury units by Bulthaup in plain stone coloured hessian effect with dark oak trim. These form a 'U' shaped arrangement of floor cupboards and drawers with working surfaces over and a matching range of wall cupboards. Inset circular sink & drainer with mixer taps. AEG automatic dishwasher. De Dietrich built-under circotherm oven with 4 ring hob over and concealed extractor hood. Range of matching full height cupboards and built in fridge and freezer. Further inset circular sink with mixer tap. Peninsula Breakfast bar. Franco Belge solid fuel range with hob and oven. This also supplies the central heating and domestic hot water. Amtico tile floor with heather mixture quarry tile plinth under boiler. Coved ceiling. Light decoration with ceramic glaze tiling to working areas. 2 tracks of spot lights. Secondary glazed small pane window to front and matching window with door alongside to rear courtyard.

FIRST FLOOR

GALLERY LANDING

Balustrade with turned vertical balusters matching the staircase. 2 secondary glazed windows to front. Fitted carpet as to stairs. Built in storage cupboard with louvre doors.

PRINCIPAL BEDROOM
17'7 x 11'7

Fitted carpet. Small pane window to rear. Telephone point. One wall of fitted wardrobes in mahogany, the panelled centre doors of which are inset with mirrors. Coved ceiling.

EN SUITE BATHROOM
7'9 x 7'3

Suite in 'Sun King' comprising panelled bath with mixer shower over, bidet, low level w.c. and wash hand basin set into vanitory unit with cupboards under. Gold plated fittings. Walls fully tiled in attractive ceramic glaze. Shaver point. Fitted carpet. Secondary glazed small pane window.

BEDROOM 2
15'5 x 11'10

Fitted carpet. Small pane window to rear. Range of 2 double built in wardrobes with top cupboards and centre dressing table. Loft access point. Coved ceiling.

BEDROOM 3
19'2 x 11'6

Secondary glazed small pane window to front and matching window to rear. Fitted carpet. Airing cupboard. Loft access point. Coved ceiling. Door to external stone staircase to front.

BEDROOM 4
11'5 x 9'1

Fitted carpet. Small pane window to rear. Fitted wardrobe. Fitted wall shelving. Coved ceiling.

BEDROOM 5/STUDY
12'6 x 11'5

Fitted carpet. Small pane window to rear. Range of generous fitted store cupboards. Coved ceiling and decorative border by Liberty.

FAMILY BATHROOM
10'0 x 8'0

With suite in Indian Ivory comprising panelled bath, low level w.c. and wash hand basin set into vanitory unit with cupboards under. 'Damixa' shower over bath. Walls fully tiled in most attractive co-ordinating ceramic glaze tiles with occassional pattern. Shaver socket. Secondary glazed small pane window.

OUTSIDE

The property is fronted by a forecourt area finished in small chippings and enclosed by a low stone wall. A prolific Virginia Creeper softens the facade.

A driveway alongside the house leads, via tall double gates to the:-

COURTYARD GARDEN

This is a most attractive area carefully and subtly designed. It is mainly finished in flagstones with a slightly raised large terrace area finished in brick cobbles. A feature of this area is the octagonal Gazebo. Barbecue area. Herb garden set out in a brick edged geometric design.

There is a good parking/turning area.

At the rear of the courtyard and covering the full width is a range of outbuildings. These have recently been totally renovated and newly re-roofed with the original pantiles.

They comprise:-

Central Twin Car Port finished in brick cobbles and with original beam.

UTILITY ROOM
13'7 x 7'0

Fitted with units in white wood grain with grey work tops over. Plumbing for automatic washing machine. Space for tumble drier and freezer. Fitted carpet. Tiled splashbacks. Tall storage cupboard. Small pane windows and matching door and screen separating this from the car port.

PLAYROOM
26'0 x 13'5

3 small pane windows overlooking courtyard and again a matching door and screen separating this room from the car port. Original beams. Fitted carpet. This room was planned for ease of division to create a separate Parent Annexe. Drainage is connected and wiring for off peak storage heaters.

STONE STABLE BLOCK

Comprising three stables. Suitable for alternative use.

SERVICES

Mains services of electricity, water and drainage. Full solid fuel central heating. Secondary glazing to the front. Telephone subject to British Telecom regulations.

TENURE

FREEHOLD

RATING ASSESSMENT

Rateable Value	£282.00
Rates Payable	£554.69
Water Rates	£218.43

PRICE

£149,000 subject to contract

VIEWING

Strictly by appointment with the above Agents.
Telephone Cowbridge 3495/6/7