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**Stables Cottage Sutton Road, Llandow Cowbridge**

**offers in excess of £900,000**

 **peter  
alan**

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## About the property

A beautifully presented barn conversion enjoying far-reaching countryside views, thoughtfully transformed in the 1980s and significantly enhanced by the current owners. This exceptional home seamlessly combines rustic charm with contemporary comfort.

Set along a private driveway and framed by landscaped gardens, the property opens into warm and welcoming accommodation perfectly suited to both family life and entertaining. The main reception room features a characterful log burner, creating a cosy retreat for colder months. A second reception room, bathed in natural light, benefits from doors opening directly onto the terrace — an ideal setting for alfresco dining and garden gatherings.

At the heart of the home lies the impressive kitchen/dining room, a fantastic light-filled space designed for social cooking and everyday living. From here, a striking spiral staircase leads to a unique fifth bedroom with its own en suite, offering excellent guest accommodation. A separate study provides the perfect spot for home working.

The ground floor also hosts the principal bedroom, complete with a well-appointed en-suite bathroom. To the first floor, three further bedrooms are served by a spacious family bathroom, each room thoughtfully designed to enjoy views of the surrounding grounds.

The beautifully landscaped garden features a tranquil pond, mature planting, and several seating areas, all positioned to make the most of the peaceful countryside backdrop.

## Accommodation

### Entrance Hallway

Entered via UPVC double glazed door, windows to side, doors leading to boot room, cloakroom, living room, kitchen/dining room bedroom. Stone and slate flooring, radiator.

### Boot Room

Boiler, alarm, shelving and coat hooks.

### Cloakroom

Push button WC, wash hand basin with decorative tiled splash back, extractor fan, stone and slate flooring.

### Reception Room One

17' 7" x 15' 10" ( 5.36m x 4.83m )

Feature stone fireplace with log burner, windows with shutters overlooking the front garden with countryside views beyond, stone and slate flooring, stone stairs leading to the first floor. Safe, radiator.

### Bedroom One

18' 4" (Max) x 15' 10" ( 5.59m (Max) x 4.83m )

UPVC double glazed window to front, fitted wardrobes, radiator, carpeted, door to ensuite.

### En Suite

UPVC double glazed obscured window to front, shower, WC, vanity wash hand basin unit, radiator, tiled floor.

### Kitchen / Dining Room

39' 6" x 15' 3" ( 12.04m x 4.65m )

### Kitchen

Units to base and wall height, granite worktop and splash back, double Belfast sink, window to side, integrated dishwasher and washing machine, space for range cooker, large island with granite worktops and storage beneath, radiator, Welsh slate flooring, opening to dining area.

### Dining Area

Log burner, Velux windows, spiral staircase leading to the fifth bedroom, door leading to second reception room, radiator, Welsh slate flooring.





### **Reception Room Two**

17' 5" x 15' 1" ( 5.31m x 4.60m )

Bifold doors leading to terrace area in the garden, feature stone wall, wood effect flooring, door leading to study.

### **Study**

16' 6" x 8' 7" ( 5.03m x 2.62m )

UPVC double glazed French doors leading to the terrace area in the garden, laminate flooring, radiator, door leading to garage.

### **Garage**

17' 7" x 16' 7" ( 5.36m x 5.05m )

French doors leading to the driveway, power and lighting, opportunity to develop into additional living accommodation.

### **First Floor Landing**

Doors leading to three bedrooms and bathroom, storage cupboard, radiator, carpeted.

### **Bedroom Two**

16' 8" x 13' 5" (Max) ( 5.08m x 4.09m (Max) )

Window overlooking the garden and countryside beyond, fitted wardrobe, radiator, carpeted.

### **Bedroom Three**

16' 8" x 8' 10" ( 5.08m x 2.69m )

A further double bedroom with full length window to side, radiator, carpeted.

### **Bedroom Four**

11' x 8' 5" ( 3.35m x 2.57m )



Currently used a dressing room with window overlooking the garden and countryside beyond, radiator, carpeted.

### **Bathroom**

Large shower cubicle, WC, vanity wash hand basin unit with marble top, radiator, wood effect flooring, Velux window.

### **Gardens**

Generous lawn to the front of the property with pond, wall and hedges to boundary, mature trees and shrubs, patio area, driveway for multiple vehicles laid to decorative stone. Terrace area laid to patio and decorative stone.

### **Additional Information**

The property has oil heating and a cesspit for sewage.







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Total floor area 310.8 m<sup>2</sup> (3,346 sq.ft.) approx

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