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Established 1857

Pear Tree Cottage, Marcross, Llantwit Major, Vale Of Glamorgan CF61 1ZG7
Guide Price £498,000



An individually designed, detached house, standing within mature gardens and land extending in total to approximately 2.39 acres. Deceptive accommodation includes a reception hall / sitting room, living room / dining room, kitchen / breakfast room, utility room, separate WC, 5 bedrooms, shower room and bathroom, plus annexe style accommodation of a living room, kitchen, bathroom, bedroom and a conservatory. Detached garage. Stable block and storage.



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BRIEF DESCRIPTION

Pear Tree Cottage comprises an individually designed, detached house, standing within mature gardens which provide an attractive setting. The property also includes an area of approximately 2.04 acres of land set within the small, picturesque valley to the north of the house. Equestrian enthusiasts will also be interested to learn that in addition to pasture land that there is a stable block of 3 stables and storage. Detached garage. Overall the property extends to approximately 2.39 acres.

The house is deceptive and offers sizeable accommodation, briefly comprising a reception hall / sitting room, living room / dining room, kitchen / breakfast room, utility room, separate WC, 5 bedrooms, a shower room and a bathroom, plus additional annexe style accommodation of a living room, kitchen, bathroom, bedroom and a conservatory.

Although the sales details go some way to conveying to the reader what the property comprises, it is essential to carryout an internal viewing and an inspection of the land to fully appreciate what the property offers.

SITUATION

The Village of Marcross is surrounded by attractive countryside and is within the Heritage Coast and conservation area, with its beautiful cliff top walks and mixture of sandy and stony beaches. Marcross includes a well regarded public house and a historic church. The nearby Village of Wick is one of the more self-contained Villages in the Vale of Glamorgan and contains a local shop, Church in Wales primary school, two public houses, church, village hall, village green and local rugby clubs. The property is in the Llantwit Major Comprehensive School catchment area. The market town of Cowbridge with its variety of shops and amenities is approximately 7 miles away.

ACCOMMODATION

Fitted carpets, as seen, are included in the guide price. The accommodation, with approximate room sizes, briefly comprises:

MAIN HOUSE

Access to the property is gained via a uPVC door leading through to:

Reception Hall / Sitting Room 4.31m x 4.43m (14'2" x 14'6")

This spacious reception room is fitted with wood block flooring and benefits from a large front facing uPVC double glazed window. Quarter turn stairs which have a wider than average tread with spindled wooden balustrade leading up to the first floor. Double doors lead through to Living / Dining Room and the Kitchen / Breakfast Room. Door to under-stairs coat cupboard, this cupboard is "Jack and Jill" in nature and can provide emergency access to the annexe accommodation.

Living / Dining Room 7.56m to 3.14m x 3.70m to 6.20m (24'10" to 10'4" x 12'2" to 20'4")

This large L-shaped room has large uPVC double glazed windows to both the front and rear aspects with fantastic rural views provided to the rear. The focal point of the room is a Villager wood burning stove set upon a flag-stone hearth within a feature wooden surround. Laminate wood floor. Coved and smooth plastered ceiling. The room comfortably accommodates a spacious sitting area as well as a large family table and chairs arrangement and additional storage furniture. Side lights.

Kitchen / Breakfast Room 3.12m x 4.77m (10'3" x 15'8")

Fitted with a cream range of matching base cupboard and wall units with a roll-edge food preparation surface over. Range-style cooker made by Leisure with a five ring electric hob and electric hot plate with ovens under. Extractor canopy with over-head lighting. Inset 1½ bowl sink with a draining board and bronze mixer tap over. Integral dishwasher with décor door. Tiled splash back. Ceramic tiled floor. uPVC French-style doors with double glazed insets open out onto a rear patio. Space for a breakfast table. Door with glazed inset is through to:

Utility Room

Fitted with roll-edge work tops and a Twyforde ceramic Belfast-style sink with mixer tap over. uPVC double glazed windows to the side and rear. uPVC door with double glazed inserts open out onto the rear patio. Ceramic tiled floor. Door leads through to: -

W.C.

White low level w.c., with chrome fittings. Wall mounted cupboard. uPVC double glazed window to the side.



FIRST FLOOR

Landing

Quarter turn staircase leads up to a spacious landing fitted with floor boards and benefiting from a large uPVC double glazed window overlooking the front garden and the rural and coastal scenery beyond. Doors lead off to Bedrooms (1), (2), (3), (4) and (5), the shower room and bathroom.

Bedroom (1) 3.59m x 5.09m (11'9" x 16'8")

A well proportioned double bedroom with a pitched ceiling and exposed roof beams. Front facing uPVC double glazed window. Wooden floor boards. The room can comfortably accommodate a double bed, desk and a range of storage furniture.

Bedroom (2) 3.00m x 3.76m (9'10" x 12'4")

Double bedroom with a range of integral wardrobes fitted with hanging rail and shelving with sliding mirrored doors. The room has un-interrupted elevated views to the rear from a uPVC double glazed window. Wooden floor boards.

Bedroom (3) 4.21m x 2.84m (13'10" x 9'4")

Double bedroom again with a pitched ceiling and exposed ceiling timbers. Additional storage is gained from the eaves. Wood floor boards. uPVC double glazed window to the side of the property and a velux roof light.

Bedroom (4) 2.62m x 3.68m (8'7" x 12'1")

Double bedroom benefiting from the same elevated views as Bedroom (2). uPVC double glazed window to the rear. The room could accommodate both a double bed and storage furniture. Central ceiling light. Coved and smooth plastered ceiling.

Bedroom (5) 2.39m x 2.47m (7'10" x 8'1")

This bedroom is currently used as a "At Home Office". Front facing uPVC double glazed window. Wooden floor boards. Coved ceiling. Central ceiling light.

Shower Room 2.62m x 2.24m (8'7" x 7'4")

This room is fitted with a white suite with chrome fittings comprising of low level w.c., wash hand basin set into a vanity unit with several storage cupboards below and corner shower cubicle housing a Mira wall mounted shower. Walls are tiled to full height around the shower cubicle and are boarded to full height around the remainder of the room. Rear facing uPVC double glazed window with obscured glazing. Wooden floor boards. Door to linen cupboard fitted with slatted shelving and radiator.

Bathroom 3.13m x 2.49m (10'3" x 8'2")

Ceiling with exposed beamed feature. Velux roof light. Walls are tiled to half height. The room itself is fitted with a white suite with chrome fittings comprising of low level w.c., pedestal wash basin and panelled bath with wall mounted shower over. Wooden floor boards.

ANNEXE

Access to the property is gained via a uPVC door with obscured double glazing leading through into:

Conservatory 2.78m x 3.49m (9'1" x 11'5")

Part block and part uPVC construction with uPVC double glazed windows to three aspects. Wood effect vinyl flooring. Hipped uPVC roof with central ceiling light. Door leads through to:

Open Plan Kitchen / Living Room

Kitchen 4.22m x 2.22m (13'10" x 7'3")

Kitchen is fitted with a cream range of matching base cupboard and wall units with a roll-edge food preparation surface over. There is an inset stainless steel 1½ bowl sink and draining board with mixer tap over. Integral four ring electric Hygena hob, extractor canopy with concealed lighting and oven. Plumbing in place for a washing machine and dishwasher. Front facing uPVC double glazed window with exposed brick work to one wall. Vinyl tile effect flooring.

Living Room 2.94m x 4.77m (9'8" x 15'8")

The living area is a bright and spacious area benefiting from two uPVC double glazed windows to the rear overlooking the rear garden with the expansive scenery beyond. There is an electric coals effect fire set upon a flag-stone hearth with a tiled surround. Exposed brick work to two walls. Dado rail. Laminate wood floor finish. Door to airing cupboard housing the hot water cylinder. Door leads through to:

Inner Hall

This inner hall has wood block flooring and double doors leading through into a cloak cupboard, as with the entrance hall is covered is of a "Jack and Jill" nature and would provide emergency access into the main residence. Doors lead into:

Bedroom 3.14m x 2.53m (10'4" x 8'4")

Double bedroom with a front facing uPVC double glazed window. Dado rail. Fitted carpet. Picture rail. Coved and smooth plastered ceiling with central ceiling light.



Bathroom 1.71m x 2.51m (5'7" x 8'3")

This large bathroom is fitted with an off-white suite with chrome fittings comprising of low level w.c., Armitage Shanks pedestal wash basin and panelled bath with shower attachment. Separate shower cubicle housing a Gainsborough wall mounted shower. Walls are tiled to full height in the shower cubicle and half height around the remainder of the room. Ceramic tiled floor. Front facing uPVC double glazed window with obscured glazing. Central ceiling light. Coved and smooth plastered ceiling.

OUTSIDE

Pear Tree Cottage is accessed via a timber five bar gate with a gravelled driveway providing vehicular access down to the property. Upon the gravelled courtyard there is off road parking for a number of vehicles and a concrete path leads from the driveway to the front door. Adjacent to this is a good size front garden laid primarily to lawn with mature flower beds and the borders. Enclosed by a stone wall.

To the front and side of the annexe property is an enclosed lawned area bordered by mature box hedging and trees and a stone wall. The garden is laid primarily to lawn.

To the rear of the property there are two side gardens – the northern garden is bordered with decorative gravelled raised flower beds and has a water feature and fish pond. There is also a raised flag-stoned seating area set under an arbour with mature clematis / creeper over. This northern garden provides a very pleasant seating position from which to enjoy the elevated distant rural views. The uPVC doors from the kitchen and from the utility room open out onto a rear courtyard – this area is laid with concrete but has areas of decorative gravel and flower beds. A latched timber gate leads through to the southern side of the garden. This completely enclosed space is bordered by brick / stone walling and mature trees and is laid primarily to lawn. There is also a greenhouse set upon a concrete slab. Wooden garden shed. To the rear there is an additional storage shed of brick / block construction (6.45m x 2.49m).

Detached Garage (approximate internal measurements) 5.80m X 5.23m (19'0" X 17'2")

With "up and over" doors. Electric lighting and electric power points

Outbuildings

There are several timber storage sheds set under pitched mineralised felt roofs.



Stable Block

(approximate internal measurements 9.25m x 4.67m). There is also a stable block of timber construction under a corrugated metal sheet roof.

Land

There is also an area of approximately 2.04 acres of land which comprises part of the small, picturesque valley to the north of the house. A stream flows through the land and there is a small waterfall. An area of woodland has been retained to encourage wildlife conservation.

SERVICES

Drainage to cesspit. Oil-fired central heating. Mains electric. No gas. Mains water.

COUNCIL TAX BAND

Band 'H'

TENURE

Freehold.

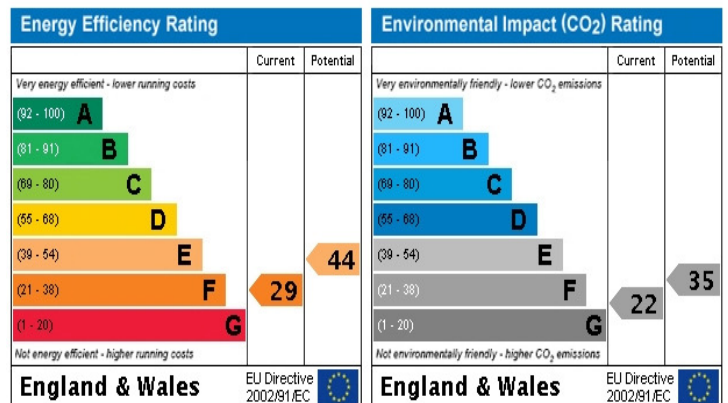
DIRECTIONS

From our Cowbridge Offices travel in a westerly direction. Turn left onto the Llantwit Major Road and travel out of Cowbridge, on reaching the T-junction at Nash corner, turn left towards Llantwit Major. At the roundabout at the end of Llantwit Major by-pass take the third exit right, heading west towards Wick. Follow this road until you come to a cross roads and turn left for St. Donats and Marcross. Continue to Marcross and turn at the public house and proceed towards Nash Point and the lighthouse. After passing the church, the property will be found to the right hand side.

VIEWINGS

Strictly by appointment with the Selling Agents at their Cowbridge Office. **Telephone Number – (01446) 773500.**

Ref: WCP 02289 – 6.10 - MMW/PJ



Floor Plans

Ground Floor

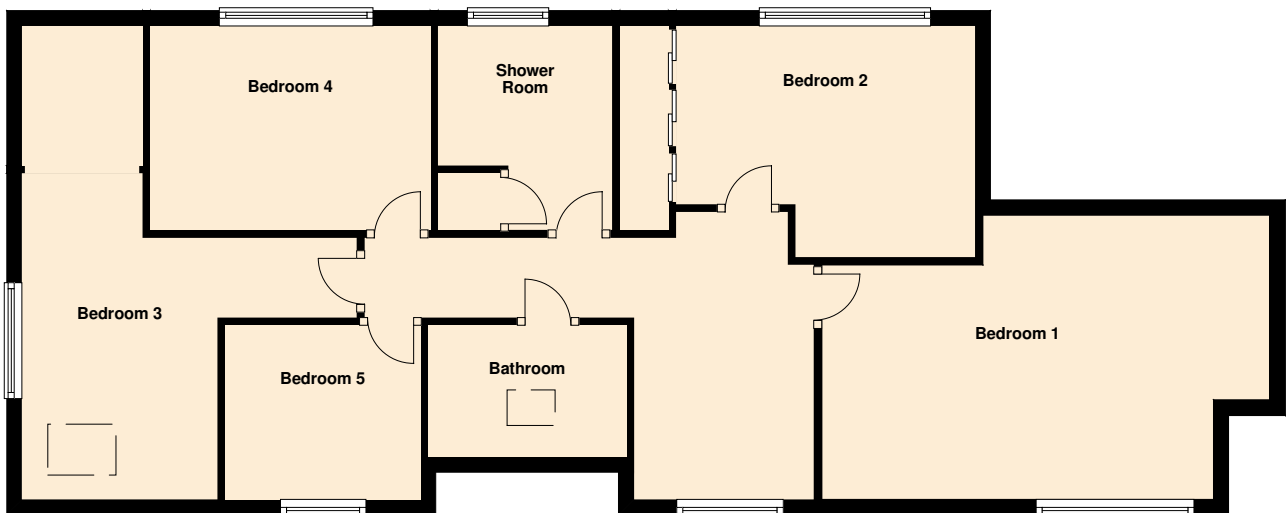
Approx. 135.2 sq. metres (1455.6 sq. feet)



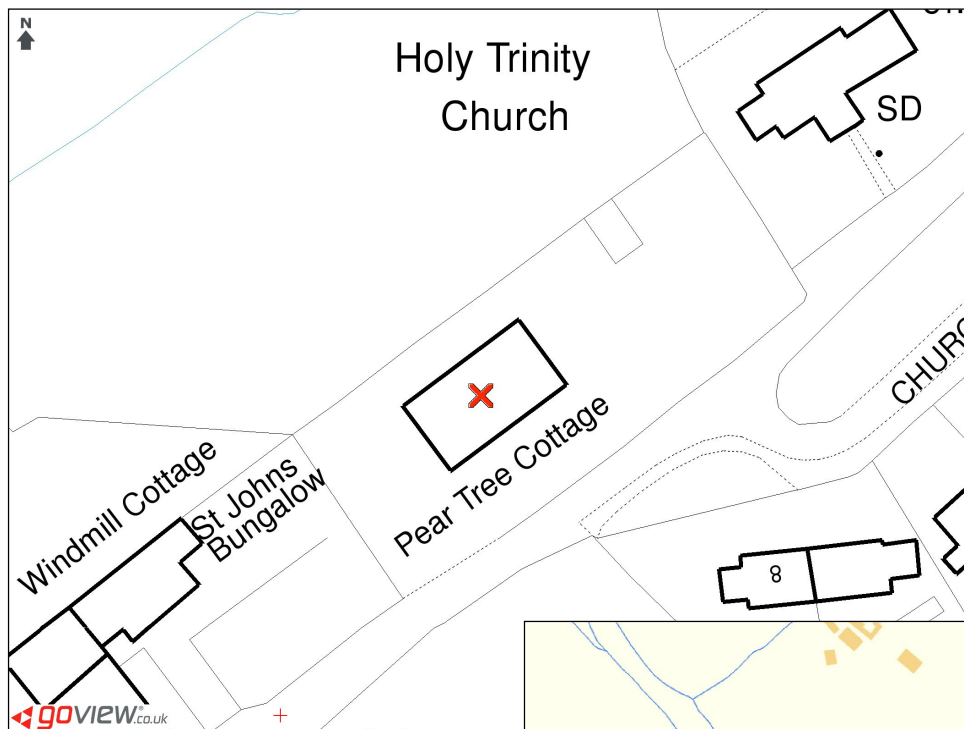
These floor plans are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. Due to the nature of the construction the walls will be of varying thickness. The plans do not form part of any contract.

First Floor

Approx. 83.6 sq. metres (899.5 sq. feet)



Maps



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