



**Sant Y Nyll Cottage, Sant Y Nyll**  
St Brides Super Ely, Vale Of Glamorgan, CF5 6EZ





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**Guide price: £1,000,000** Freehold

**4 Bedrooms : 3 Bathrooms : 2 Reception Rooms**

A delightful cottage in exceptional, immaculate order with gardens to three sides and enjoying views over surrounding farmland. Impressive entrance hallway, family lounge, kitchen open-plan to living/dining area and study. Also cloakroom and utility room. To the first floor: a superb principal bedroom including dressing room and en-suite bathroom; a second, en-suite guest bedroom, two further double bedrooms and shower room. Sizeable, very useable attic room. Ample driveway parking, integral double garage. Set in a plot of about 1/3 of an acre with gardens enjoy a southerly aspect including lawns, deck and hot tub.

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### Directions

From Cowbridge, proceed along the A48 in an easterly direction towards Cardiff. Pass through the Village of Bonvilston and, at the cross roads after leaving the village, turn left and follow the signs for Peterston-Super-Ely. Continue over the river bridge into the village and travel out of Peterston Super Ely in an easterly direction for about 1 mile. Skirt past St Brides Super Ely and after about 1/2 a mile, bear left into Heol Sant y Nyll (also signposted 'Parc Coed Machen Country Cottages'). Continue past the gates to Sant y Nyll House and the gated entrance to Pen Onn and take the left turning on to the country lane. Sant Y Nyll Cottage is the first property to your right.

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**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* Sant Y Nyll Cottage is understood to have been built in the early 20th century and, in recent years, has been significantly extended and comprehensively modernised throughout.
- \* It offers character accommodation with all modern conveniences in a semi rural setting yet within easy reach of St Fagans and Cardiff.
- \* Entrance porch leads into a most impressive double height hallway open to the pitch of the roof and being spanned by a landing area with glazed balustrading.
- \* Ceramic tiled floor to the hallway extends throughout the ground floor there being underfloor heating throughout.
- \* Looking to the front of the property is a generous family lounge room, originally two separate rooms. It has, as a focal feature, a wood burning stove recessed within the chimney breast.
- \* To the very heart of the house is a contemporary kitchen including a great range of units with additional storage provided in a pantry.
- \* Appliances, where fitted, will remain and include a range cooker, an American-style fridge/freezer, wine fridge and integrated dishwasher.
- \* The kitchen is open to a superb living / dining space offering generous seating area and room for a large, family dining table.
- \* Bi-fold doors open to a covered portico, positioned to enjoy a south-westerly aspect and open to two sides, looking over own gardens and onto surrounding farmland.
- \* Looking to the rear of the property is a multi-purpose second reception room currently being used as a home study but with much potential for use as a study/playroom/second sitting room
- \* Also cloakroom and a separate utility room with space/plumbing for a washing machine, for a dryer and a pressurised hot water cylinder for the air source heat pump.
- \* To the first floor are four double bedrooms linked by a first floor landing area with glass balustrading looking back down into the hall.
- \* A neat balcony, from this landing area, looks over the surrounding locale.
- \* The largest, principle bedroom is a superbly proportioned room with Juliette balcony to the front and enjoying wonderful open views.
- \* It has its own dressing room with fitted shelving and hanging rails (to remain) and, adjacent, an en suite bath/shower room with Whirlpool-style bath and a separate shower cubicle.
- \* The three further bedrooms and the shower room are situated within the 'original' cottage
- \* A second, guest bedroom also has its own en suite shower room. Bedrooms three and four are double rooms and both share use of a contemporary shower room.
- \* One further door from the landing opens onto a fixed staircase linking to a very sizeable, useable attic room with skylights to the rear

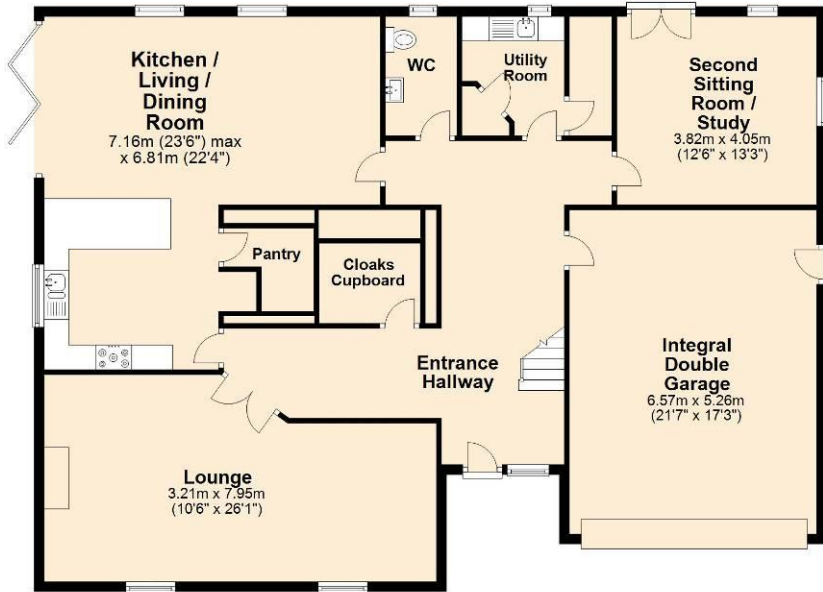
### GARDENS AND GROUNDS

- \* Sant Y Nyll Cottage is set within a generous plot of about 1/3 of an acre in the settlement of Sant Y Nyll, close to the hamlet of St. Brides Super Ely which, in turn, is conveniently located for access to village of Peterston-super-Ely, St Fagans and Cardiff.
- \* The property itself is situated towards the rear of the plot allowing it to benefit most from looking out over its own gardens and to track the sun throughout the day.
- \* From the farm lane, an electric gated entrance opens onto a sizable forecourt parking and turning area.
- \* This space in turn leads into the integral double garage (approx. max 6.6m x 5.3m) via an electric/remote control up and over door.
- \* A pedestrian door opens from the garage into the hallway; a second door opens to the eastern, side elevation.
- \* The largest portion of the garden runs to the west of the property and is laid to lawn. It includes a number of mature fruit apple trees, being an orchard for the farmhouse originally.
- \* A covered portico, accessed directly from the kitchen-living-dining room, is perfectly positioned to look out over the same garden and to enjoy superb views in a south-westerly direction to catch the afternoon and evening sun.
- \* The portico, covered to two sides, opens to a large deck with garden beyond; steps lead down to a hot tub (to remain) set under a pergola
- \* An additional garden area is located to the eastern side of the property, mainly laid to lawn and including a wood store. A path runs around the rear of the property.



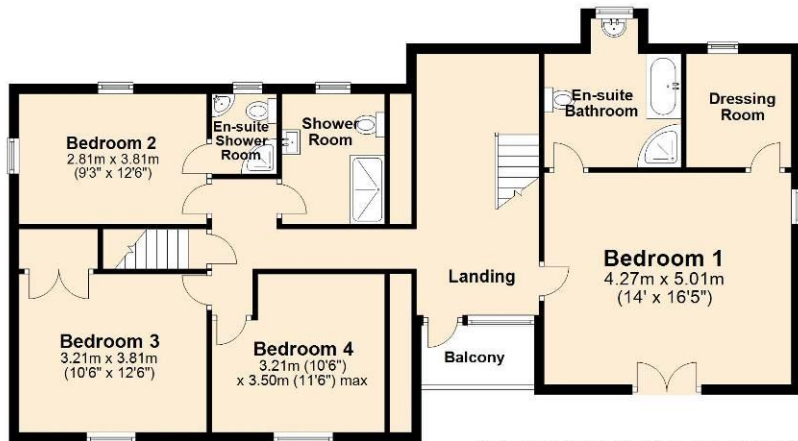
### Ground Floor

Approx. 169.7 sq. metres (1826.4 sq. feet)



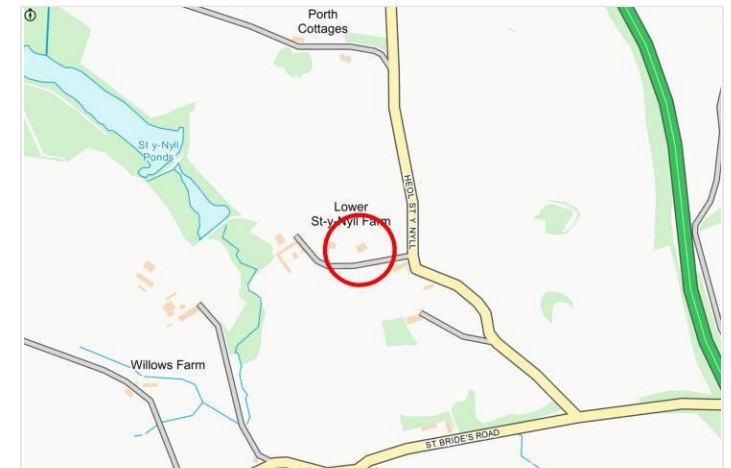
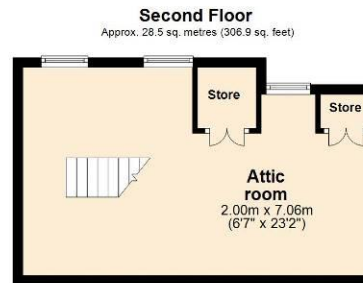
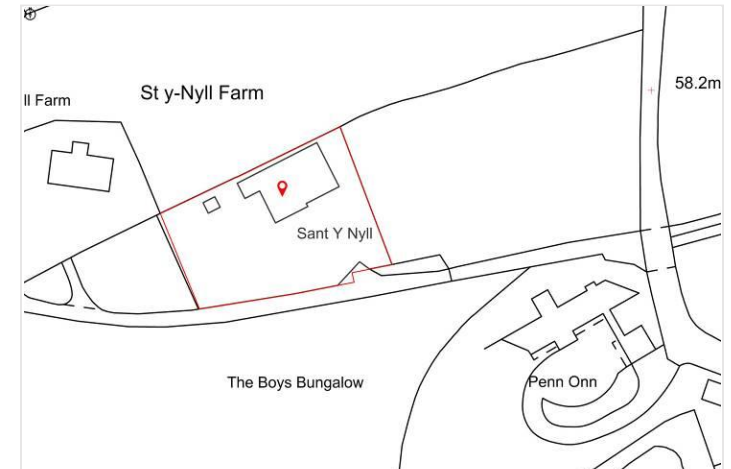
### First Floor

Approx. 103.8 sq. metres (1116.9 sq. feet)



Total area: approx. 302.0 sq. metres (3250.2 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Insert EPC

**ADDITIONAL INFORMATION** Freehold. Mains electric and water connect to the property. 'Digester-style drainage. Air source heat pump. Solar panels provide supplementary electricity and a 'feed-in' tariff. Further details available from the Seller. Council Tax: Band H

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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