

# The Overview

Property Name:  
**Church Street, Cowbridge**

Price:  
**£800,000**

Qualifier:  
**Asking Price**

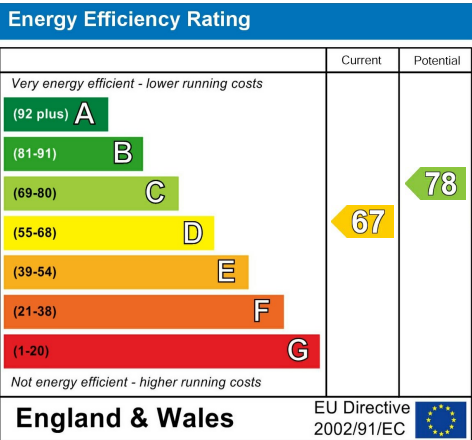
**3**

**2**

**2**

**D**

# The EPC



# The Bullet Points

- Prestigious Old Grammar School setting
  - Private entrance and designated parking
  - Exposed beams and brick feature walls
  - Versatile first-floor reception room
  - Beautifully maintained communal grounds
- Spacious three-bedroom duplex apartment
  - Stunning open-plan kitchen and living area
  - Principal bedroom with en-suite shower room
  - Plenty of built-in storage space
  - Prime Cowbridge town centre location

# The Main Text

Situated within the prestigious Grade II Listed Old Grammar School, Church Street, CF71 7BB, this unique three-bedroom duplex apartment offers an abundance of character, charm, and modern living, all within the heart of Cowbridge. With its own private entrance, two designated parking spaces, and use of the stunning communal grounds, this is a rare opportunity to secure a truly distinctive home.

Upon entering the apartment, you are welcomed into a spacious hallway which leads into a striking open-plan kitchen, dining, and living area. This exceptional space is defined by its tall ceilings, exposed wooden beams, beautiful brick feature walls, and two statement chandeliers. The kitchen is fitted with elegant wooden cabinetry, a sleek black worktop, and opens onto a utility room offering additional cupboard space, work surfaces, and a secondary sink. Solid oak flooring runs throughout the ground floor, complementing the property’s unique character.

The ground floor also features two generous bedrooms, both of which have charming wooden doors and beams. The principal bedroom boasts a stunning exposed brick fireplace and a stylish en-suite shower room finished with floor-to-ceiling grey and white tiles. A second shower room, finished in neutral tones with contemporary tiling, completes this floor. Additional storage cupboards are thoughtfully integrated within the hallway and living area.

A striking black spiral staircase leads to the first floor, where a spacious reception room awaits. This versatile living space continues the theme of oak flooring, exposed beams, white walls, and feature brickwork. From here, you access the third bedroom, a generously sized room that complements the apartment’s rustic yet refined design.

Externally, a private patio area outside the apartment’s entrance provides the perfect spot for a bistro table, ideal for summer evenings. The grounds surrounding the Old Grammar School are beautifully maintained, offering residents tranquil spaces for walking and relaxation.

### Additional Information

- Type of home- Duplex Apartment
- EPC Rating- D
- Council tax band- G
- Borough- Vale of Glamorgan

- Tenure: Leasehold
- Lease Start Date: 25/01/2008
- Lease End Date: 01/06/3006
- Lease Term: 999 years from 01/06/2007
- Lease Term Remaining: 981 years

### Local Area

Cowbridge is one of the most desirable market towns in the Vale of Glamorgan, renowned for its historic charm and vibrant community. The High Street is lined with an array of independent boutiques, cafés, restaurants, and traditional pubs, offering a wonderful blend of everyday convenience and leisure. The town also boasts a strong sense of heritage with its beautiful architecture, landscaped gardens, and welcoming atmosphere. Surrounded by rolling countryside and picturesque walks, Cowbridge provides the perfect balance of town living and rural tranquillity.

### Schools

The local area is well served by highly regarded schools at both primary and secondary levels, making it a popular choice for families. Educational provision in Cowbridge and the surrounding Vale of Glamorgan is consistently praised for its strong reputation, with a variety of options available to suit different needs and stages of learning. This makes the location particularly appealing for those seeking quality education within easy reach of home.

### Local Transport

Cowbridge is well connected to neighbouring towns and cities, making it an ideal location for both local living and commuting. The town benefits from convenient road links, providing easy access to Cardiff, Bridgend, and the wider Vale of Glamorgan. Regular bus services operate to nearby cities and the capital, while rail services are accessible within a short drive, providing wider connections across South Wales and beyond. For those who travel further afield, Cardiff Airport is also within easy reach, ensuring excellent national and international accessibility.

### Material Information Property Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

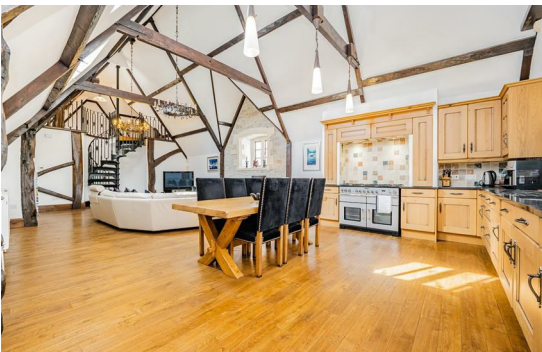
Please get in touch with us directly if you’d like a link or PDF sent to you.

NTSELAT Approved



# The Photographs

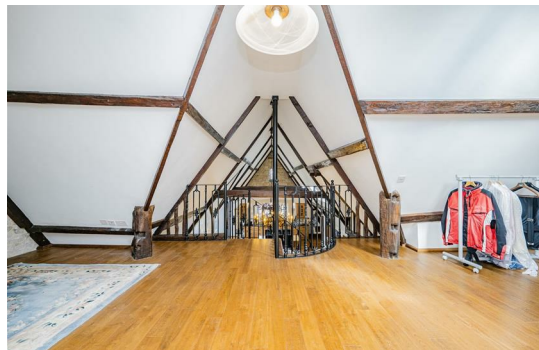
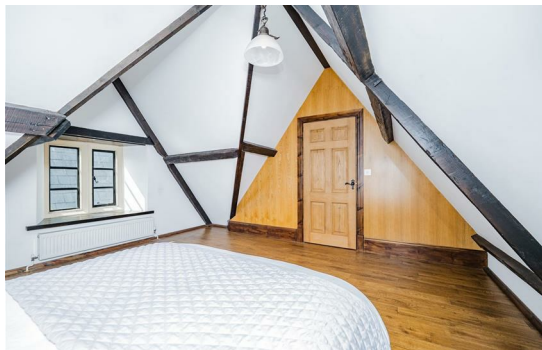
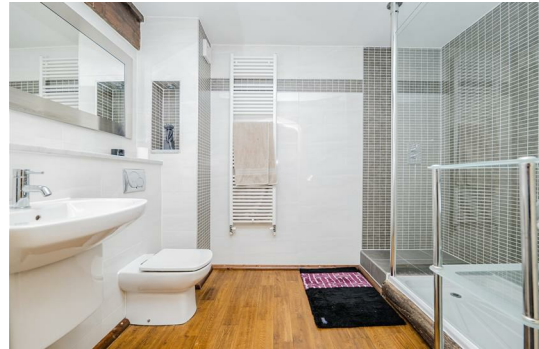
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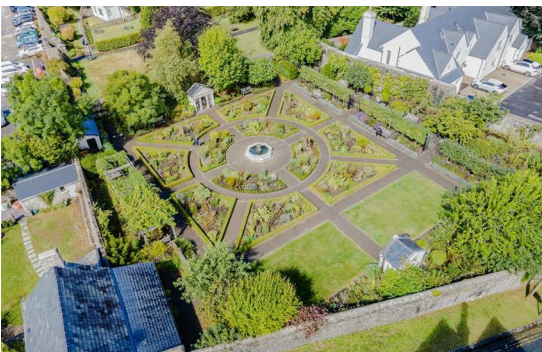
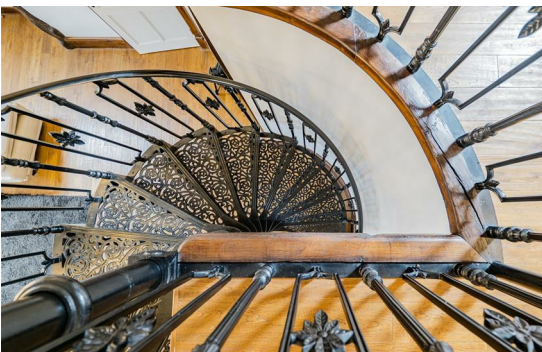
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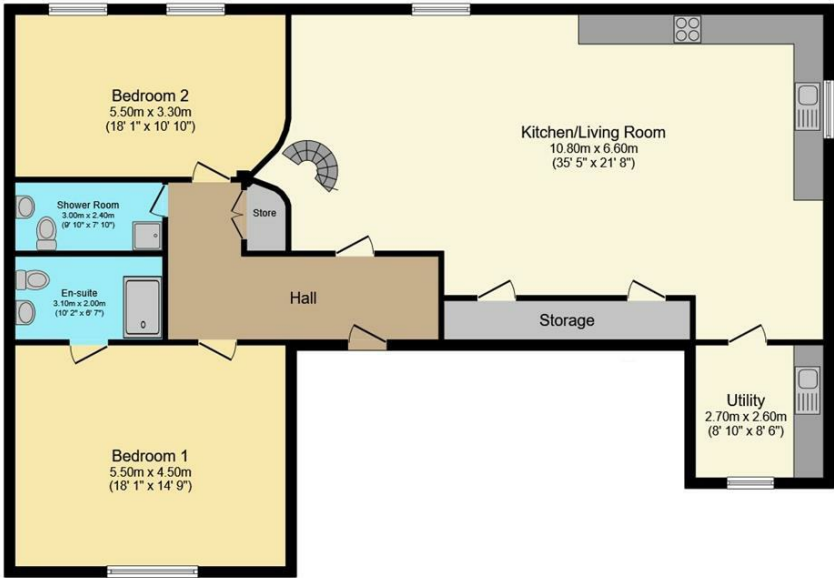
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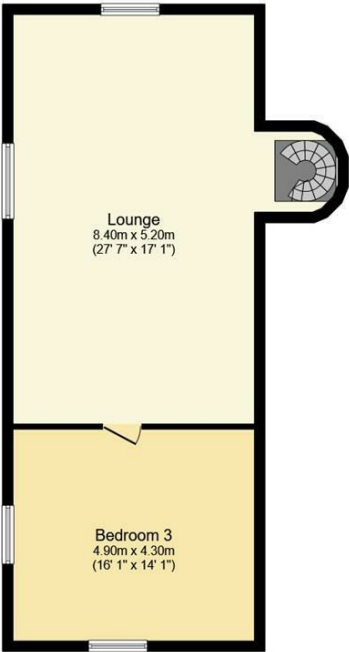


The Floorplan

The Map



Ground Floor  
Floor area 140.8 sq.m. (1,516 sq.ft.)



First Floor  
Floor area 64.8 sq.m. (698 sq.ft.)

Total floor area: 205.6 sq.m. (2,214 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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