



Glebe Farm, St. Andrews Major Dinas Powys Dinas Powys CF64 4HD  
**Offers in Excess of £800,000 Freehold**

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# Glebe Farm, St. Andrews Major Dinas Powys Dinas Powys CF64 4HD

Situated in the historic hamlet of St Andrews Major, adjacent to the pretty 600 year old St Andrews church and open fields, the house was built at the same time as the church and was built to be the tithe barn. The four/five bedroom detached stone house has its own one/ two bedroom Glebe Cottage in the grounds.

The main farm house ground floor accommodation briefly comprises a large entrance porch leading to the main hallway and another inner hall, a main lounge with beamed ceiling and a log burner, a large study/bedroom 5, another 22ft reception room currently used as a studio, a well fitted kitchen/breakfast room, a laundry room, and a wet room/wc. To the first floor there is the master bedroom with an en-suite bathroom, three further double bedrooms, and a family bathroom. Other features include central heating and double glazing.

Glebe Cottage, which comes with its own courtyard garden, offers very generous living space and has been finished to a high standard throughout. The accommodation comprises an entrance porch, cloakroom/wc, a particularly spacious lounge with a wood burning stove, a dining/garden room with a vaulted ceiling, a fitted kitchen area with integrated appliances, one/two bedrooms and a bathroom with a walk in shower area. The spacious accommodation on offer lends itself to multi generation living or as a family home, office/work space or with an additional income from letting the Cottage out as a holiday home.

## Location

St Andrews Major is a small hamlet approximately five miles from the centre of Cardiff, and situated just outside the well regarded Dinas Powys community at the eastern end of the Vale of Glamorgan. The location of Glebe Farm combines the peace and tranquillity of rural life with the convenience of having the capital city of Wales on your doorstep.

Within a short drive are a range of schools, both public and private, together with shopping facilities and supermarkets in the seaside town of Penarth, which also has a regional railway station. Cardiff International Airport is around a 20 minute drive. The property has excellent road links to the M4, allowing access to Bristol, the Midlands and London.

The nearby town of Penarth offers a full range of amenities including a varied shopping centre, a Victorian beachfront area with an historic pier which has a cinema, art gallery, bars and restaurants.

## Glebe Cottage

### Entrance Porch

Entered via a panelled and glazed front door, Tiled flooring. Wall mounted Baxi central heating boiler. Inset lighting. Glazed door to living room and door to:-

### Cloakroom / Wc

Suite comprises a white Villeroy and Boch suite comprising a wc and a wash hand basin. Tiled floor. Inset lighting. Radiator.





### Lounge / Kitchen

34' 2" max. x 12' 6" max. ( 10.41m max. x 3.81m max. )

A very bright and spacious living area with double glazed picture windows and wood flooring through. Raised slate hearth mounted with a cast iron log burning stove. Radiator. Loft access. Inset lighting. Door to the main bedroom and open plan to:-

A striking fitted kitchen with a comprehensive range of gloss black wall and base units incorporating a large breakfast bar with wooden work surfaces and an inset 'one and a half bowl' sink with mixer tap. Built-in Baumatic oven and micro wave. Inset four ring ceramic hob with a glass and stainless steel extractor over. Further two ring ceramic hob. Other integrated appliances include a fridge, freezer and a dishwasher. Plumbing for a washing machine. Open to:-

### Dining Area / Garden Room

With double glazed windows and French doors to the private courtyard garden. Wood flooring Radiator.

### Bedroom

13' 10" x 11' 8" ( 4.22m x 3.56m )

A double bedroom with a double glazed windows to the front and side aspects. Radiator. Loft access. Doorway to:-

### Dressing Room / Bedroom 2

11' 6" x 8' 6" ( 3.51m x 2.59m )

Beamed ceiling. Inset lights. Radiator. Door to:-



### Bathroom

12' 11" x 6' 10" ( 3.94m x 2.08m )

A white suite comprises an 'air' spa bath, a close coupled wc, a wash hand basin set into a vanity unit, and a walk in shower area with a Mira electric shower. Tiled floor and splash areas. Heated chrome towel rail. Ventilation extractor. Inset lights. Double glazed window and Velux skylight.

### Main House Accommodation

#### Entrance Porch

A purpose built porch extension with double glazed windows and entered via double glazed double doors. Flagstone floor. Fitted wall lights. Panelled inner front door, with glazed side screen, to:-

#### Hallway

A generous hallway with a stone and wood staircase rising to the first floor. Flagstone flooring. Radiator. Double glazed window and glazed door to the inner hall.

#### Lounge

20' 2" x 13' 7" ( 6.15m x 4.14m )

A generously sized lounge with two double glazed windows to the front, facing open fields. Fireplace recess with exposed timber over and a slate tiled hearth which houses a cast iron wood burner. Beamed ceiling. two separate radiators. Door to study/bedroom 5.



### Study / Bedroom 5

13' 11" x 12' 10" ( 4.24m x 3.91m )

The split level study has double glazed windows to the front and side aspects. There is a staircase to the first floor dressing area of the master bedroom. Radiator. Fitted wall lights.

### Kitchen / Breakfast Room

20' 6" x 17' 10" ( 6.25m x 5.44m )

Fitted with a comprehensive range of cream fronted shaker style wall and base units incorporating contrasting dark granite work surfaces and a large breakfast bar. Inset stainless steel 'one and a half bowl' sinks with mixer tap and grooved drainer to the side. Built-in dishwasher. Space for American style fridge. Tiled in marble flooring. Radiator. Inset lights to the ceiling. Double glazed windows to three sides of the room.

### Rear Porch / Inner Hall

Double glazed window and door to the rear garden. Flagstone floor. Radiator. Access to the utility room and wet room.

### Wet Room / wc

9' 7" max. x 7' 11" max. ( 2.92m max. x 2.41m max. )

Fitted with a modern white suite, the wet room comprises a toilet with a concealed cistern, a wash hand basin set into a vanity unit, and a wet area with a glass shower screen and a thermostatic shower. Radiator. Fitted storage cupboard. Double glazed window to the side.





### Utility / Laundry Room

Fitted with a range of wall and base units incorporating tiled splash areas to the work surfaces and an inset stainless steel sink and drainer. Plumbing for a washing machine. Double glazed window. door to:-

### Studio / Reception Room

22' 1" x 12' 8" ( 6.73m x 3.86m )

With the close proximity of the fitted utility room and the wet room, this generous reception room could easily form part of a self-contained living area if required. Radiator. Two double glazed windows, plus French doors allowing direct access to the rear garden.

### First Floor Accommodation

#### Landing

An 'L' shaped landing with a double glazed window and a radiator. Access to loft space via a drop down ladder.

#### Bedroom One

13' 11" x 10' ( 4.24m x 3.05m )

A double glazed window to the front aspect enjoys views across the open fields. Radiator. Door to a large dressing room with a double glazed window, a radiator, stairs leading down to studio / reception room and a door to:-



### Bathroom

This private bathroom has been fitted with a contemporary white suite comprising a curved shower bath with a glass shower screen and a thermostatic rainfall shower over, a wooden wash table with an oval sink on top, and a close coupled wc. Tiled floor and splash areas. Heated chrome towel rail. Fitted feature wall lights and inset lights to the ceiling. Double glazed window.

### Bedroom Two

14' 8" x 10' 9" ( 4.47m x 3.28m )

Double glazed window. Recess for a dressing table. Built-in wardrobe with mirror fronted sliding doors. Radiator.

### Bedroom Three

13' x 12' 2" ( 3.96m x 3.71m )

Double glazed windows to the rear and side. Built-in wardrobe with mirror fronted sliding doors. Radiator.

### Bedroom Four

Fourth double bedroom, with views via the double glazed window to the fields at the front. Radiator.



### Family Bathroom

A contemporary white suite comprises a panelled bath with shower attachment and glass shower screen, a pedestal wash hand basin, and a close coupled wc. Tiled splash areas. Radiator. Double glazed window.

### Outside

The main house is approached from the lane via a wooden five bar gate which in turn leads to a large parking area for numerous vehicles. To one side of this area is a fenced off and very productive kitchen garden with sectioned growing beds and well stocked with fruit bushes. The kitchen garden also has a greenhouse and storage shed.

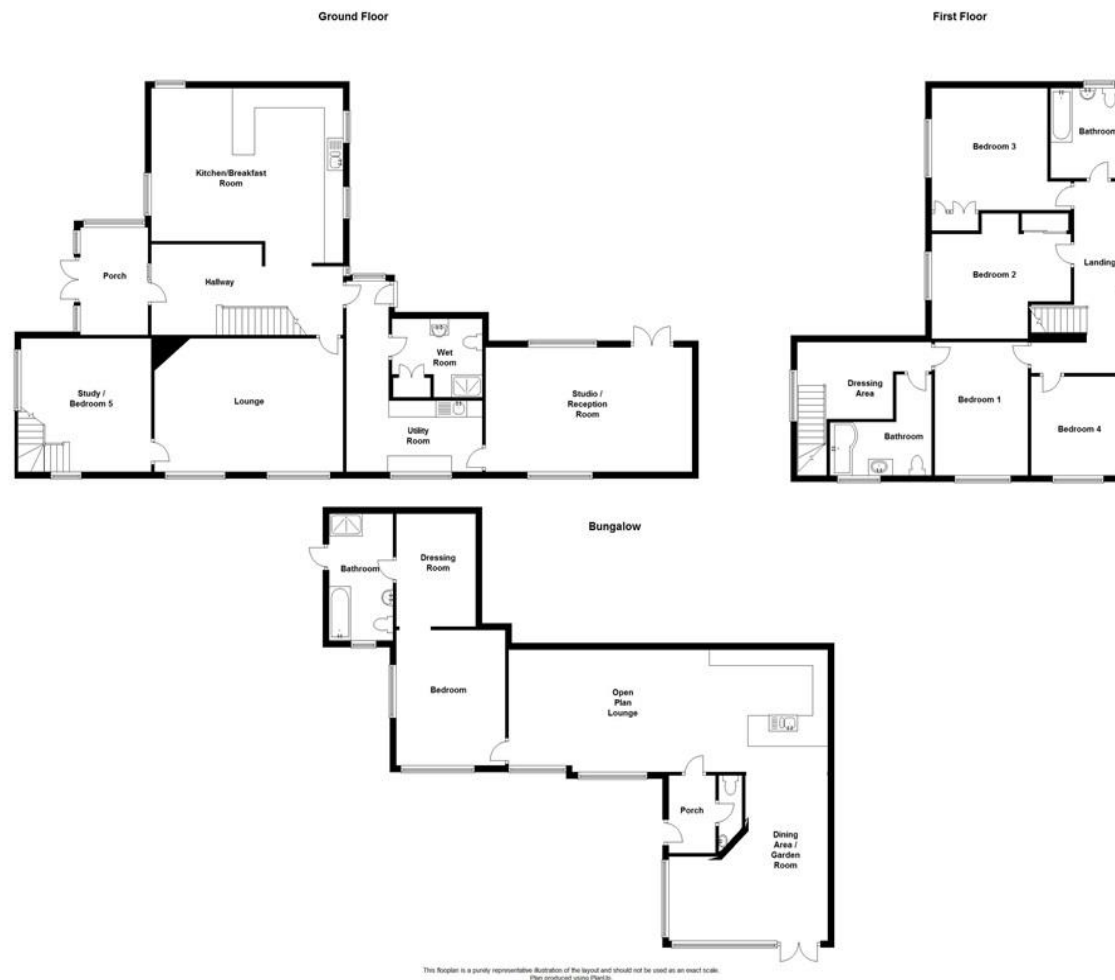
To the other side of the farm house is a walled and fenced garden which enjoys a very sunny aspect. The garden is mainly to lawn and there is a paved sun terrace for al-fresco dining. towards end of the garden there's a wood storage area and a fenced area concealing the LPG tank. Outside tap and lighting.











14 Cardiff Road, DINAS POWYS, South Glamorgan, CF64 4JS

EPC Rating: D

Property Ref: DNP100024 - 0015



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