



Court Farm

Bonvilston, Nr Cowbridge, Vale of Glamorgan, CF5 6TR



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Handsome six bedroom country house with lengthy approach driveway, mature gardens conveniently located for easy access to Cardiff and Cowbridge.

Impressive Country Home of Substantial Proportions | Spectacular Entrance Hall, 3 Reception Rooms, Kitchen/ Breakfast Room, Utility Room and 2 Cloakrooms | 6 Bedrooms, 2 En Suites and Family Bathroom | Parking and Double Garage | Mature Gardens with Additional Ground Available by Separate Negotiation | Convenient commuting access to Cardiff



Court Farm

Handsome six bedroom detached country house of outstanding proportions with an imposing entrance leading to substantial grounds, parking and double garage. With further ground available by separate negotiation.

Wide, pillared entrance leads to a magnificent HALLWAY (17'10" x 19'), galleried landing over, high coved ceiling, herringbone patterned oak block floor and double glazed windows to front garden. Door to CLOAKROOM (8'1" x 5'7"), oak block floor, traditional white pedestal basin and low level WC, coat hanging space and door to understairs cupboard. LIVING ROOM (23' x 15'9"), recessed 'Clearview' wood burning fire with marble inset and hearth, carved timber surround and mantle, double glazed bay to front and french doors to rear (planning permission for orangery off). Exceptional formal DINING ROOM (22'11" x 15'3"), double glazed windows to side and rear elevations and double glazed bay window seat to front elevation. Two connecting doors to hallway allowing the room to be split if preferred. Farmhouse KITCHEN/ BREAKFAST ROOM (22'2" x 11'8"), range of timber fronted hand painted base and wall cupboards with timber trim work surfaces, Bosch double oven, ceramic hob and extractor, space and plumbing for dishwasher, quarry tiled floor, double glazed window, breakfast area with french doors to side.

SIDE HALL (11'7" x 13'1"), part glazed stable door to side, quarry tiled floor and door to garden. Door to SITTING ROOM (14'7" x 11'1"), oak floor, gas fire with Victorian style inset and carved timber surround, double glazed bow window to enclosed courtyard. UTILITY ROOM (18'6" x 6'8"), fitted base cupboards and roll top work surfaces, space for washing machine and tumble dryer and connecting door to garage. Ground floor SHOWER ROOM (5'10" x 8'2"), fully tiled to floor and walls, pedestal basin, low level WC and shower cubicle, double glazed window to side.

Impressive galleried LANDING with double glazed windows to front and side elevations, double cupboard and doors to BEDROOM 1 (14'6" x 15'10"), double glazed windows to front and side elevations, built in floor to ceiling wardrobes and door to EN SUITE BATHROOM (12'4" x 8'2"), white suite including bath with shower over, pedestal basin with low level WC and bidet, double glazed window to rear. BEDROOM 2 (9'2" x 8'2"), presently used as a study with double glazed window to rear and loft hatch. BEDROOM 3 (15'10" x 11'4"), built in wardrobes, coved ceiling and double glazed windows to front and side gardens. BEDROOM 4 (15'9" x 9'1"), built in wardrobes, double glazed window to rear. BEDROOM 5 (14'5"

x 9'6"), small paned double glazed window to side and built in wardrobes. BEDROOM 6 (17'11" x 10'), aspect to side, doors to walk in wardrobe (8'1" x 6'9") and EN SUITE BATHROOM (2) (8'1" x 10'10"), free standing claw foot, roll top bath, pedestal basin, low level WC and shower cubicle, mosaic tiled floor and timber panelled lower walls. FAMILY BATHROOM (14'3" x 8'1"), blue suite including panelled bath, pedestal basin, low level WC and separate shower cubicle, fully tiled to walls and storage cupboard.

The existing entrance will be inset as shown on the attached plan, retaining the imposing stone pillared wrought iron double entrance gates but allowing a right of access into an adjacent building plot. The entrance gates lead via a gravelled driveway with a huge front lawned area via a further stone pillared entrance to a substantial stone walled parking area with room for several cars and access to DOUBLE GARAGE (20'3" x 18'10"), electric double up and over doors, and fitted cupboards.

Immediately to the West of Court Farm is a lovely enclosed courtyard with AstroTurf sitting area, paved and granite block patio and paths and sunken hot tub, barbecue platform and established raised shrub beds with steps up to a large rear lawn.

An additional area of ground shown shaded green on the attached plan is available for sale by separate negotiation or could be rented in the short term with an option to buy within the next 24 months.

FOOTNOTE: The surrounding farmland is scheduled for residential development.

Directions

From our Cowbridge office, travel in an Easterly direction up the High Street, straight on at the traffic lights filtering onto the A48 heading towards Cardiff. Follow this road into Bonvilston passed the Red Lion Public House (on your left), passed the turning into Maes Y Ffynon (on your left) and Court Farm lies on your left hand side just as you leave the village.





Energy Performance Certificate



Court Farm, Bonvilston, CARDIFF, CF5 6TR

Dwelling type: Detached house
Date of assessment: 03 March 2017
Date of certificate: 04 March 2017
Reference number: 8933-7327-3100-4077-3906
Type of assessment: RdSAP, existing dwelling
Total floor area: 335 m²

Use this document to:

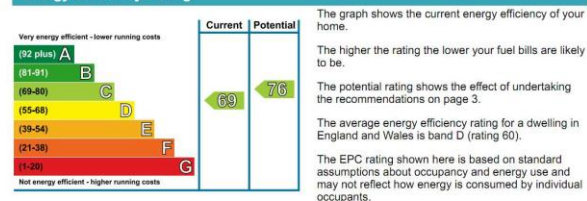
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,369
Over 3 years you could save	£ 756

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 429 over 3 years	
Heating	£ 5,502 over 3 years	£ 4,746 over 3 years	
Hot Water	£ 438 over 3 years	£ 438 over 3 years	
Totals	£ 6,369	£ 5,613	You could save £ 756 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 441	✓
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 312	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 912	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Tenure
Freehold

Services
Mains water, drainage, gas and electricity
Council Tax Band H
EPC Rating C

Price
£895,000



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Viewing strictly by appointment through Herbert R Thomas

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