



VILLAGE FARM,
ST HILARY, NEAR COWBRIDGE, VALE OF GLAMORGAN, CF71 7DP



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A BEAUTIFULLY APPOINTED, GRADE II LISTED FAMILY HOME TO THE VERY HEART OF ST HILARY WITH IMMENSE CHARACTER AND EXTENSIVE, DECEPTIVELY SPACIOUS ACCOMMODATION.

- Cardiff City Centre 11.5 miles
- Cowbridge 2.3 miles
- M4 (J33) 10.5 miles

Accommodation and amenities:

Hall • Lounge • Family room • Dining room •
Kitchen-breakfast room • Conservatory • Study •
Cloakroom • Laundry room

Four double bedrooms • Two bathrooms • Shower
room • Dressing room

Double garage with Store and wine cellar

Generous south facing garden with lawn and
flagstone-paved seating areas



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SITUATION

The Conservation Village of St. Hilary is one of the most picturesque Villages in the Vale of Glamorgan with thatched cottages and Historic Church in the centre together with the thatched Bush Inn public house / restaurant. There are a number of larger, period houses as well as attractive, character cottages and modern detached houses.

ABOUT THE PROPERTY

Understood to date from 16th Century, Village Farm is located to the very heart of this most respected and sought after village. With period detailing and fine craftsmanship throughout, this Grade II listed property is able to offer true character - from the exposed timber beams to handcrafted doors and surrounds; to the mullioned windows and the flagstone floors - and all the modern conveniences families expect.

The extensive living and bedroom accommodation offers a great degree of flexibility, including as it does a dining room with contemporary woodburner set within an Inglenook fireplace with original accent-lit bread ovens. Two further living rooms both feature woodburners. A stunning kitchen looks out onto the south facing garden and includes a good range of granite-topped units with matching central island and a two-oven, electric Aga with adjacent warming oven. A door links into a doakroom and side entrance while, beyond the kitchen, there is a conservatory positioned to catch the sun all day. Neatly located to the rear of the property is a very useable study and a laundry room.

Being a period home, there are separate stone spiral staircases - from the dining room and the lounge - leading to the first and second floor bedrooms and bathroom; all the bedrooms are sizeable double rooms.

GARDENS AND GROUNDS

Fronting the property is a flagstone path, leading from the kitchen past the property and through a gated entrance on to the roadway fronting the garage. This broad space is an ideal suntrap, enjoying a southerly aspect. The original entrance doorway to Village Farm opens to and from this.

Though located to the very centre of the St Hilary, Village Farm has a wonderfully sheltered, south facing garden screened from neighbours by walling and by mature, well-tended conifers. The garden is mainly laid to lawn, but includes flagstone paved seating areas. To the western edge of the garden is a 1940's era 'Pill Box', used as a wood store.

A detached garage (approx. max 5.4m x 4.8m) is accessed via two sets of side-hinged doors. A pull-down ladder leads to a loft storage area. An inner door opens to a rear lobby / storage area, off which a door leads into a climate controlled 'EuroCave' wine cellar. To the rear of the garage and entered via a five-bar gate from Llantrithyd Road is a generous parking area.

TENURE AND SERVICES Freehold. Mains electric and water connect to the property. Cess pit drainage. Oil fired Central Heating.

DIRECTIONS

From our Offices in Cowbridge, travel in an easterly direction up the High Street through the traffic lights onto the A48. Turn right for St. Hilary after the 'Bryn Owain' Public House. On entering the Village, follow the road that winds through the centre of the Village, to find Village Farm on the corner of this road and the road that leads to Coed Hills Rural Art Space and, beyond, to Llantrithyd.

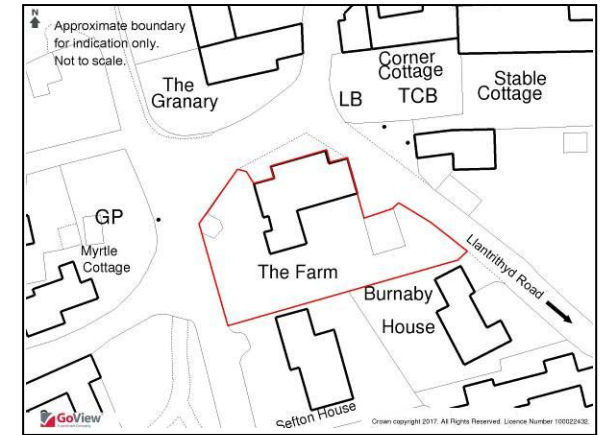


Ground Floor

Approx. 176.3 sq. metres (1897.9 sq. feet)

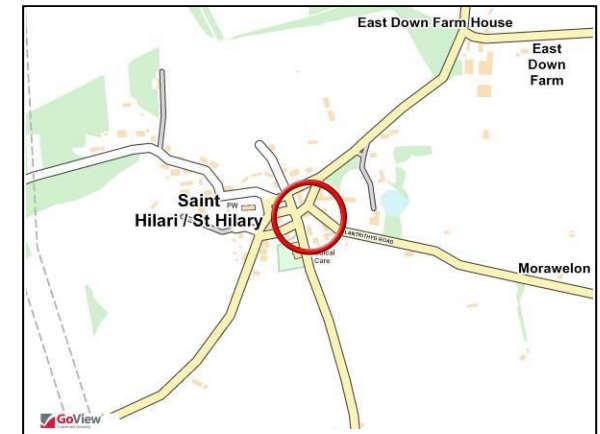
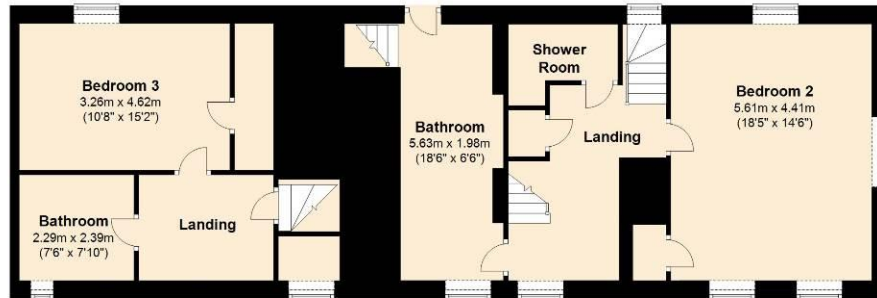


Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.



First Floor

Approx. 106.3 sq. metres (1144.6 sq. feet)



Second Floor

Approx. 82.4 sq. metres (887.2 sq. feet)

