



Squirrel Oak Barn, Morfa Lane Llantwit Major CF61 2YT

£999,999 Freehold

pa black



Squirrel Oak Barn, Morfa Lane Llantwit Major CF61 2YT

Occupying an idyllic position, set back within a private select hamlet comprising just two distinctive houses of character.

This charming detached stone built Barn conversion has been extensively renovated and modernised to a very high specification and commands a truly picturesque position adjacent its own paddock, approximately 3 acres, with lawned surrounding gardens and a secluded courtyard with a private sun terrace.

The property consists of two barns and a detached leisure complex, the main Barn having been sympathetically converted. There are a total of four bedrooms and three luxury bathrooms, whilst the second barn has been converted into a four car garage plus work shop.

The newly re-furbished detached leisure complex includes a fully heated indoor swimming pool, a sunken hot tub, a games room, a solarium, a sauna and a separate shower room/WC. The location would be ideal for those looking for tranquillity with lovely uninterrupted views across the surrounding countryside.

The property is only 20 minutes from J35 of the M4 providing easy access to Cardiff and the rest of South Wales. Features within the barn conversion include luxury UNDER FLOOR heating and stylish new powder coated Paladin cast iron bespoke radiators throughout the first floor.

A brand new Oil tank has been installed, enclosed within a timber fenced surround, and a new private drainage system added.

The Property

All windows have been replaced with double glazed units and a new electric system has been installed equipped with surround sound system, and the property has been completely re-plumbed to accommodate the three new Villeroy & Boch bathroom suites, two of which are bespoke ensuite shower rooms with wet room showers with concealed natural flow soak away's and Mandarin tiled walls.

A charming feature within this magnificent Barn conversion are the natural exposed stone walls, strategically placed to balance the contemporary walls throughout the accommodation. Large solid oak beams are visible throughout, and the minimalist living space includes an entrance reception hall with a full height clear glass front entrance door with side screen picture window and a returning solid wood staircase leading to a glass balustrade.

The hall leads to a downstairs cloak room with a bespoke Villeroy & Boch white suite, and a formal dining room (17'6 x 11'7). Clear glass double doors approach the hall, whilst a French door leads to a private lawned rear garden inset with a sun terrace. The kitchen and breakfast room (18'0 x 17'5) is truly superb with a high specification, balanced with contemporary work surfaces and high gloss doors with concealed handles and soft closing doors and deep pan drawers provide exceptional storage space. A large central open plan Island with breakfast bar forms a great entertaining facility and full height clear glass doors lead into the charming lounge (30'1 x 17'5).

A large Inglenook fireplace is equipped with a cast iron multi fuel log burner with alcove log store. A full size Samsung flat high definition TV is sunken into a fire breast providing surround sound and dramatic cinema effect, and a matching TV located within the kitchen offers a similar facility.

A separate utility room acts as a control room to the high tech fittings this luxury Barn conversion offers, whilst Bi-folding doors within the lounge lead onto a delightful sun terrace which commands a view across the surrounding gardens.





The Property

The sun terrace commands a full view across the surrounding gardens and onto the fenced paddocks which also benefit a natural stone track road which skirts the borders of the grounds and is approached independently from Morfa Lane via double doors, ideal for those equestrian vehicles which need direct access. The property is approached by secure double gates, electrically operated with a security entrance telecom door entry system with video surveillance. The main entrance gates are surmounted onto two impressive solid stone pillars, and outer boundaries include to the front of the property, secure stone walls and 6 FT fencing. The detached four car garage, is approached by two electric fob operated double doors and a useful side integral work shop/store room proves ideal for garden equipment.

Detached Leisure Complex

This is a truly superb combination of both entertainment and health facilities all added recently including a large fully heated indoor swimming pool, a luxury sunken hot tub, a capacious games room/cinema room, a separate solarium, a self-contained sauna and a shower room with wc.

Barn Conversion

Entrance Hall

12' 10" x 12' (3.91m x 3.66m)

Approached by a stunning bespoke full height PVC double glazed front entrance door with large side screen picture window, oak floor, atrium style hall inset with a bespoke spindle balustrade returning staircase leading to a gallery

landing with high beamed ceiling and a clear glass balustrade, charming exposed stone walls, chrome power points and light switches.

Downstairs Cloak Room

Luxury white contemporary suite with Villeroy & Boch fittings comprising a wc with concealed cistern, wash hand basin with chrome mixer taps and a pop up waste, ceiling with spot lights, extractor fan.

Formal Dining Room

17' 6" x 11' 7" (5.33m x 3.53m)

Approached by clear glass double bespoke doors from the hall, stylish chrome handles, deep carpeted floor, PVC double glazed French door opening onto the delightful gardens, three PVC double glazed windows, ceiling with spot lights, under floor heating.

Kitchen And Breakfast Room

18' x 17' 5" (5.49m x 5.31m)

A truly superb high quality bespoke fully fitted kitchen and breakfast room, equipped with an extensive range of high gloss floor and eye level units along two sides including a large central island unit with shaped breakfast bar, luxury work surfaces, soft closing doors and drawers with custom made cutlery compartments, extensive deep pan drawers, integrated sink with mixer taps in chrome, integrated Siemens fan assisted oven and grill, Siemens steam oven, Siemens Larder fridge, Siemens dishwasher, Siemens Freezer, Liebherr multi purpose Red and White wine cooler, Siemens Coffee maker and separate microwave, Miele Induction hob, fully vented

stylish stainless steel canopy style extractor hood, PVC window to side, mood lighting throughout, exposed beamed ceiling with spot lights, Samsung fitted curved TV, under floor heating. Relaxing LED lights strategically placed throughout.

Lounge

30' 1" x 17' 5" (9.17m x 5.31m)

Approached from the kitchen by clear glass bi folding doors, full height, underfloor heating, deep carpeted floor, Inglenook fireplace inset with a multi fuel log/coal burner, two PVC double glazed windows, PVC double glazed bi-folding doors opening onto a sun terrace. PVC double glazed french doors opening onto a sun terrace, exposed beamed ceiling, ceiling with spot lights, under floor heating, large Samsung slim line TV.

Utility Room

8' 3" x 6' 5" (2.51m x 1.96m)

Fitted with high gloss white floor and eye level units with soft closing doors, stylish work surfaces, sink unit with chrome mixer taps, PVC double glazed french door opening onto the lovely level gardens, integrated Siemens automatic washing machine, underfloor heating.

First Floor Landing

High ceiling with impressive exposed beams and natural stone walls, double glazed windows allowing extensive natural light, bespoke glass balustrade landing with oak handrail, ceiling with spot lights, two radiators, three velux double glazed windows, built in airing cupboard, built in linen cupboard.



Master Bedroom

17' 6" x 13' 2" (5.33m x 4.01m)

Plus a deep entrance recess. With PVC double glazed French doors with outlooks across the gardens and onto open fields, high ceiling with exposed beams, two velux double glazed windows, ceiling with spot lights, chrome power points and light switches, radiator.

Ensuite Shower Room

8' 6" x 7' 6" (2.59m x 2.29m)

A stunning white contemporary suite with Villeroy & Boch fittings, comprising wc with a concealed cistern, large shaped wash hand basin with chrome mixer taps and a pop up waste, porcelain tiles, Mandarin stone walls, wet room shower with concealed soak away and stylish chrome waterfall shower, velux double glazed window, ceiling with spot lights. Stylish vertical radiator.

Ensuite Dressing Room

8' 8" x 5' 3" (2.64m x 1.60m)

Fitted with hanging space and wardrobes, high ceiling with spot lights.

Guest Bedroom Two

11' 6" x 11' 5" (3.51m x 3.48m)

Radiator, velux double glazed window, exposed beamed ceiling, high ceiling with spot lights.

Walk In Wardrobe

5' 8" x 4' 8" (1.73m x 1.42m)

Walk-in wardrobe.



Ensuite Shower Room

6' 5" x 5' 8" (1.96m x 1.73m)

A stunning Villeroy & Boch contemporary white suite comprising a wet room shower with Mandarin stone walls, a chrome water fall shower and a concealed soak away, square shaped wall mounted wash hand basin with chrome mixer taps and a pop up waste, wc with a concealed cistern, stylish vertical radiator, velux double glazed window, porcelain tiles, exposed beamed ceiling, spot lights, extractor fan.

Bedroom Three

13' 6" x 10' 3" (4.11m x 3.12m)

PVC double glazed window, high exposed beamed ceiling, spot lights, large radiator.

Bedroom Four

13' 3" x 11' 7" (4.04m x 3.53m)

High exposed beamed ceiling, spot lights, velux double glazed window, double radiator.

Family Bathroom

10' 8" x 6' 1" (3.25m x 1.85m)

Stunning white contemporary Villeroy & Boch suite comprising a large stylish bath, wc with concealed cistern, large square shaped wall mounted wash hand basin with chrome mixer taps and a pop up waste, contemporary vertical radiator, high exposed beamed ceiling with spot lights, velux double glazed window, extractor fan, porcelain tiles, mood lighting.



Entrance Drive

Large private entrance drive, approached by electric double gates, surmounted onto two stone pillars, leading to a wide turning area with extensive parking space for several cars. This main drive also leads to a further parking area with central feature and providing further parking for 5/6 cars.

Detached Four Car Garage

28' 10" x 17' 4" (8.79m x 5.28m)

A detached converted barn, fitted with electric power and light, two double electric fob operated double doors, slate tiled floor, further workshop and storage area with window and access door.

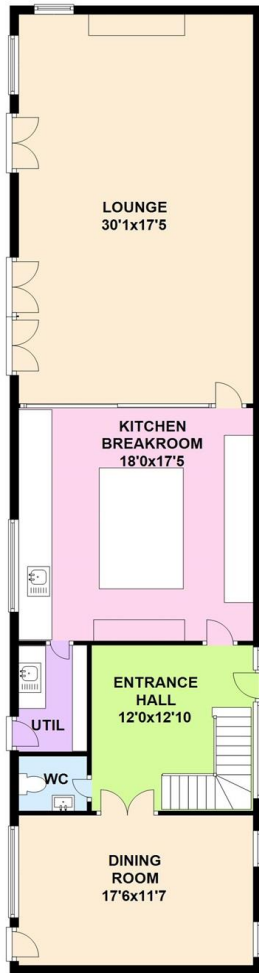
Gardens And Grounds

Squirrel Oak Barn boasts extensive lawned surrounding gardens, level and commanding lovely views across the additional fenced fields which consist with the plot and gardens approximately three acres. The paddock land also enjoys an independent access track road, approached by double doors from Morfa Lane.





GROUND FLOOR



FIRST FLOOR PLUS DETACHED FOUR CAR GARAGE AND DETACHED LEISURE COMPLEX



52 High Street, COWBRIDGE, Vale of Glamorgan, CF71 7AH

EPC Rating: D

Property Ref:SDV300326 - 0007



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