



The Mill, Pen Onn Llancarfan The Vale CF62 3AG

offers in excess of **£699,950** Freehold

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The Mill, Pen Onn Llancarfan The Vale CF62 3AG

A magnificent capacious detached four bedroom barn conversion, beautifully fitted and recently completed in 2014, enjoying a wonderful location with truly stunning panoramic views across the valley of Llancarfan with outlooks that extend across surrounding countryside, yet nestled within the small hamlet village of Pen Onn where children are collected by bus to both the local Llancarfan primary school and the Cowbridge high school.

This exceptional and unique detached barn conversion provides extensive living space on two floors, ideal for a growing family, enhanced with many attractive natural period features including exposed stone walls, high atrium style ceilings with original solid wood beams, oak floors, bespoke solid oak farmhouse style doors with matching architrave's and a charming open exposed stone fireplace with log burner (Keystack) and solid wood mantel.

With all the charm and character of a barn conversion but the quality of high specification contemporary fittings this wonderful versatile and deceptively spacious family home also includes LPG gas fired underfloor heating throughout the ground floor, solid Mandarin stone floors within the entrance reception hall and the 40 ft open plan bespoke kitchen and dining room, hardwood double glazed windows and hardwood double glazed bi-folding doors.

The accommodation comprises a large entrance reception hall with french doors that open onto the level rear gardens with wonderful views across the Llancarfan valley, a separate study, a 29 ft open plan lounge with three arrow windows, multiple bi-folding doors and a Keystack log burner, a 40 ft overall bespoke fully fitted kitchen and dining room with a high atrium style ceiling with exposed beams.

Within the kitchen there are eight windows providing extensive natural light all designed around a very impressive quality hand painted bespoke kitchen with solid granite work surfaces, a granite breakfast bar and island unit.

Neff appliances include a fridge freezer, an integrated dishwasher and a stylish range cooker with concealed extractor.

There is also a downstairs cloakroom with a stylish white suite and a separate utility room. Strategically placed throughout the ground floor are Videx entrance telecom door entry phones operating the automatic doors that provide access to the drive and parking area.

A guest bedroom with quality white ensuite shower room completes the ground floor, whilst a bespoke solid oak returning staircase with clear glass panels and oak balustrade lead to the first floor accommodation, which includes a gallery style landing with exposed beam ceiling and two Velux windows.

There are three double size first floor bedrooms - two with stunning ensuite shower rooms and one also featuring a semi-circular shaped balcony with decorative railings approached via double doors and providing a wonderful panoramic view across the Llancarfan valley.

To complete the first floor accommodation there is a family bathroom with a high quality white suite Duravit, with porcelain tiled walls, exposed beam ceilings and a pretty view across the adjacent open fields.

This very impressive detached family home is accessible via Llancarfan village and from Five Mile Lane passing the Three Horseshoes. Within driving distance is a link onto the A 48, providing access to the link road, and enabling fast travel to Cardiff Bay, Cardiff city centre and the M4. Must be seen.





Entrance Reception Hall

Approached by a hardwood panelled farmhouse style front entrance door with characteristic door furniture leading into a large entrance reception hall, with Mandarin stone floor and a solid oak bespoke custom made staircase with glass panels leading to an atrium style gallery landing, solid oak farmhouse style internal doors with characteristic handles with matching door architrave's, flagstone threshold with exposed stone wall open plan to lounge. Underfloor heating. Hardwood double glazed bi-folding doors that open directly onto the rear gardens comprising of a large lawn and a wide sun terrace.

Study

9' 11" x 5' 8" (3.02m x 1.73m)

Mandarin stone tiled floor, exposed stone faced walls, ceiling with spotlights, extractor fan, underfloor heating.

Lounge

.29' 3" x 17' 7" (8.92m x 5.36m)

A capacious open plan room with solid oak floor and two sets of independent bi-folding double glazed hardwood doors one opening onto a shaped raised decked sun patio, the second set opening onto a side garden with views across open fields. This large versatile principal reception room, is finished with partly exposed stone faced walls, inset with three Harrow windows each with stone lintels, surrounds and hardwood double glazed units. Ceiling with multiple spotlights, open stone character fireplace inset with a cast iron log burning stove beneath a solid wood mantel above a flagstone hearth. Underfloor heating throughout. Entrance telecom door entry phone.



Kitchen And Dining Room

40' 7" x 15' 8" (12.37m x 4.78m)

A magnificent bespoke fully fitted open plan kitchen with high atrium style ceiling with original solid wood beams and exposed stone walls, providing a wonderful ambience of space and light, inset with seven hardwood double glazed windows along three sides together with hardwood double glazed french doors.

This high quality kitchen includes an extensive range of panel fronted hand painted bespoke floor and eye level units with solid granite work surfaces incorporating a Franke stainless steel sink with vegetable cleaner and mixer taps, a Rangemaster gas and electric range cooker with five ring gas hob including wok burner, separate grill, fan assisted electric oven, together with second fan assisted oven with rotary facility with chrome pull out shelves acting also as a warming drawer if required. All doors and drawers have soft closing facility with custom made cutlery compartments and chrome carousel pull out corner shelves, integrated Neff dishwasher, integrated Neff fridge and freezer, concealed extractor hood with a feature built out canopy with mantel, glass fronted display cabinets with glass shelves and internal lights, under unit lighting throughout, large island unit with shaped granite breakfast bar and pull out recycling bins.

The floor throughout the kitchen and dining room boasts underfloor heating and is finished in Mandarin stone tiles whilst the window which enjoys views across the fields has a solid stone sill. Fantastic well-proportioned social space being the hub of the home. Videx telephone door entry phone.



Downstairs Cloakroom

5' 9" x 3' 5" (1.75m x 1.04m)

Quality white suite comprising W.C. with concealed cistern, wall mounted wash hand basin with chrome mixer taps and pop-up waste, Mandarin stone splashback, Mandarin stone tiled floor, hardwood double glazed window, underfloor heating, automatic door entry extractor fan.

Utility Room

8' 5" x 5' 9" (2.57m x 1.75m)

Fitted along two sides with matching bespoke panel fronted floor units with solid oak work surfaces incorporating a modern sink unit with drainer and mixer taps, Mandarin stone tiled floor, underfloor heating, one wall finished in exposed stone, wall mounted Baxi gas fired central heating boiler, high atrium style ceiling with original wood beams, hardwood panelled outer door with matching side screen window opening onto the car parking area, further hardwood double glazed window to side.

Guest Bedroom Four

11' 2" x 9' 6" (3.40m x 2.90m)

Approached independently from the entrance reception hall, a versatile ground floor bedroom, carpeted, inset with a hardwood double glazed window with views across the open fields adjacent, ceiling with spotlights, underfloor heating, bespoke oak pine farmhouse style door with matching architraves to entrance hall, matching oak door leading to.....



Ensuite Shower Room

5' 11" x 5' 4" (1.80m x 1.63m)

Stunning white suite with porcelain tiled walls and Mandarin stone tiled floor, comprising wet room style shower with clear glass screen/door with chrome handle, chrome shower unit with waterfall fitment and hand fitment, circular shaped wash hand basin on a tiled vanity shelf with chrome mixer taps and pop-up waste, W.C. with concealed cistern, extractor fan, ceiling with spotlights, underfloor heating, chrome shaver point, bathroom mirror.

First Floor

Gallery Landing

A gallery landing approached via a solid oak bespoke returning staircase with clear glass panels and oak balustrade leading to a carpeted landing area with high atrium style ceiling with exposed wood beams and inset with two Velux double glazed windows, two double radiators.

Master Bedroom One

19' maximum x 17' 9" (5.79m maximum x 5.41m)

With a high atrium style apex ceiling with original solid wood beams, two Velux double glazed windows, carpeted flooring, two double radiators, hardwood double glazed windows overlooking the fields adjacent.



Ensuite Shower Room

7' 5" x 5' 4" (2.26m x 1.63m)

High quality luxury white suite with porcelain tiled walls and tiled floor comprising a wet room style shower with clear glass door and screen with chrome handle, chrome shower unit with waterfall fitment and hand fitment, W.C. with concealed cistern, circular shaped wash hand basin with chrome mixer taps, pop-up waste and a tiled vanity shelf, chrome shaver point, contemporary wall mirror, Velux double glazed window, ceiling with spotlights, extractor fan, stylish chrome towel rail/radiator.

Bedroom Two

17' 8" x 13' 7" maximum (5.38m x 4.14m maximum)

With hardwood double glazed french doors opening onto a semi-circular decked shaped balcony with decorative railings and wonderful panoramic views that extend across open fields and rolling countryside. Further hardwood double glazed window with views across adjacent fields, high apex atrium style ceiling with original wood beams, two double radiators.

Ensuite Shower Room

6' 4" x 5' 4" (1.93m x 1.63m)

High quality luxury white suite with porcelain tiled walls and tiled floor, comprising a wet room style walk-in shower area with clear glass screen and door, chrome shower unit with waterfall fitment and separate hand fitment, W.C. with concealed cistern, stylish chrome towel rail/radiator, circular shaped wash hand basin with chrome mixer taps, pop-up waste and a tiled vanity shelf, contemporary wall mirror, Velux double glazed window, spotlights, extractor fan.



Bedroom Three

13' 8" x 11' 10" maximum (4.17m x 3.61m maximum)

Inset with a high atrium style ceiling with exposed wood beams, two Velux double glazed windows, double radiator, carpeted flooring.

Family Bathroom

9' 7" x 6' 4" (2.92m x 1.93m)

High quality luxury white suite with porcelain tiled walls and tiled floor, comprising large Duravit bath with chrome fittings, large square shaped Duravit wash hand basin with chrome mixer taps and a pop-up waste, and two tiled vanity shelves, W.C. with concealed cistern, stylish chrome towel rail/radiator, ceiling with spotlights, contemporary wall mirror, extractor fan, hardwood double glazed window with views across adjacent open fields.

Entrance Drive

Private Tarmacadam off street vehicular entrance drive, equipped with automatic fob operated wave topped panelled double doors leading to.....

Parking Area / Garden

A large square shaped private stone finished side garden provides ample off street vehicular parking and also additional garden space, enclosed by 6 ft high stone faced walls and incorporating a contemporary shaped decked sun patio providing access to the lounge via bi-folding doors, the main entrance hall and the utility room. This large area could incorporate a double garage subject to the necessary planning applications and building regulation approvals. A garden gate provides access to the main rear garden.



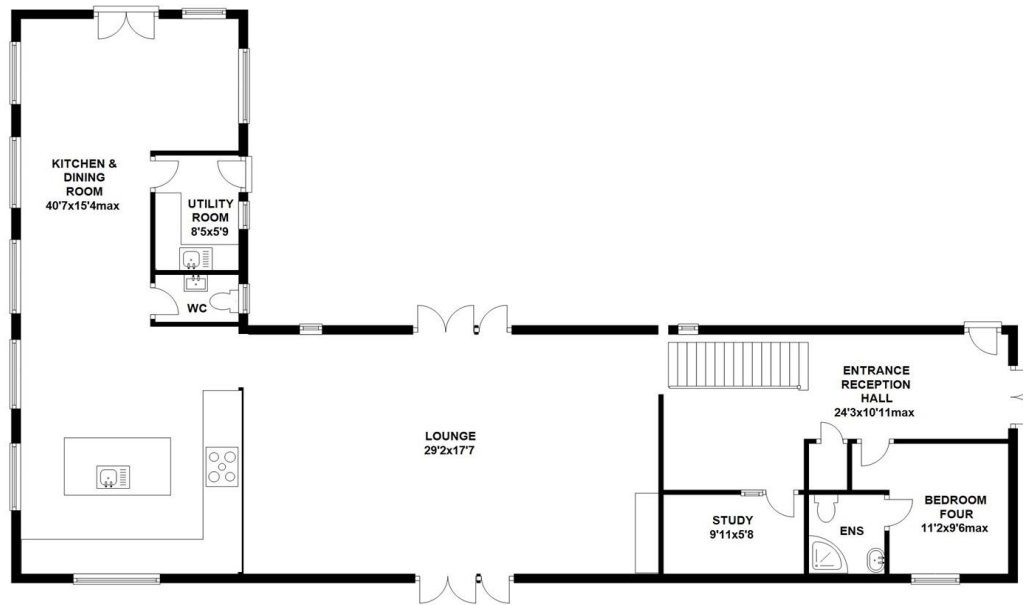
Rear Gardens

The rear gardens enjoy wonderful open panoramic views that extend across rolling fields and countryside and into the Llanccarfan valley itself, uninterrupted and truly stunning. The gardens to the rear of the barn include a sizeable level main lawn and a large paved sun terrace, there is also a garden shed and access to the side of the property. To the front of the property approached from the kitchen/dining room is a further patio area with a small paved sun terrace.





GROUND FLOOR



FIRST FLOOR



52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: E

Property Ref:SDV300520 - 0009



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