



Sea View, St Athan The Vale Of Glamorgan South Wales CF62 4NS

offers in excess of **£600,000** Freehold





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Seaview is a detached, stone built, Victorian barn conversion situated in approximately half an acre of land. The site of this impressive property is classed as a Vale of Glamorgan treasure, on the Glamorgan Heritage Coast, recorded with Gwent & Glamorgan Historical Society.

This unique character home was first recorded on a site in the 1840 census. The property manages to combine the essential character of the building with fantastic modern standards of finish. Some of the outstanding features being a bespoke, handmade kitchen, mandarin limestone flooring, oak beamed ceilings and oak door frames.

The ground floor offers very generous living space, with a living room, family room and kitchen diner. On the first floor there are four bedrooms, with the master benefiting from an en suite shower room, walk-in wardrobe and side access out of the property, and a very impressive family bathroom with elevated, free standing bath.

To the front there is a private, gated court yard, with well-manicured gardens and pond to the side and rear. There are also outbuildings, housing a converted chicken coup and a covered patio area.

The major attraction of this property is the delightful sea views of Somerset and the North Devon Coast, from almost Burnham on Sea to Watchet, Minehead, Porlock and Lynmouth.

Kitchen

22' 7" x 14' 11" (6.88m x 4.55m)

Entered via UPVC double glazed French doors, with Mandarin limestone floor, exposed brick, plastered walls and a bespoke handmade oak kitchen with granite work top and oak work top over the island, double Belfast sink, integrated dishwasher, space for large fridge/freezer, space for Range style cooker, inset ceiling spotlights, oak beams above door and window frames, two

feature ceiling lights above island, stairs to the first floor, uPVC double glazed windows to the side and rear and set of uPVC double glazed French doors leading to the rear garden.

Living Room

27' 9" x 12' 10" (8.46m x 3.91m)

With fitted carpet, exposed stone and plastered walls, log burner, beamed ceiling and floor to ceiling wooden framed double glazed windows with a set of wooden framed double glazed sliding door to the side.

Inner Hallway

Doors to:

Cloakroom

With Mandarin limestone floor and suite comprising: vanity wash hand basin with tiled splash back and low level WC with hidden cistern. Inset ceiling spotlights and extractor fan.

Utility Room

With vinyl floor, space for washing machine, wall level units, immersion tank and new Worcester boiler.

Study

10' 6" x 9' 6" (3.20m x 2.90m)

With fitted carpet, built-in cupboards and uPVC double glazed window to the front.





Family Room

20' 5" x 13' 6" (6.22m x 4.11m)
 With fitted carpet, beamed ceiling, uPVC double glazed window to the front and a set of uPVC double glazed French doors to the front.

First Floor

Stairs from ground floor lead and turn up to broad landing:

Landing

With beamed ceiling, inset ceiling spotlights, glass brick window to the rear and uPVC double glazed window to the rear. Doors to:

Principal Bedroom

14' 2" x 12' 6" (4.32m x 3.81m)
 With fitted carpet, beamed vaulted ceiling, built in walk in wardrobe, uPVC double glazed windows to the front and rear and uPVC double glazed door to the side with stone steps leading down to the front courtyard. Door to:



En Suite Shower Room

With travertine tiled floor, partially tiled walls and suite comprising: large shower cubicle with rainfall shower, vanity wash hand basin with mixer tap over and low level wc. Extractor fan and inset ceiling spotlights.

Bedroom 2

17' x 9' 1" (5.18m x 2.77m)
 With fitted carpet, beamed vaulted ceiling and uPVC double glazed window to the front.

Bedroom 3

14' 3" x 9' 7" (4.34m x 2.92m)
 With fitted carpet, storage to eaves, beamed vaulted ceiling and uPVC double glazed windows to the side and rear.

Bedroom 4

10' 11" x 10' 6" (3.33m x 3.20m)
 With fitted carpet, beamed vaulted ceiling and uPVC double glazed window to the front.



Family Bathroom

With slate tiled floor and suite comprising: free standing bath with mixer tap over and shower fitment, vanity wash hand basin with mixer tap over and oak storage cupboard below and low level WC. Inset ceiling spotlights, exposed beamed ceiling, extractor fan and double glazed skylight.

Garden & Grounds

The property is approached from the highway into a private lane with a shared loose gravel entrance to three properties, all barn conversions. The sea views from both the front and rear gardens are spectacular across to the Somerset coast. The gardens merge with the adjacent countryside and are a natural blend of paved terraces and lawns. Within the grounds is a purpose built chicken coup and the water filtration room. A garage is integral to the building with storage above. A covered paved terrace encompasses the beautiful sea views.









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

EPC Rating: D

Property Ref:SDV300545 - 0007



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