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# 1, The Coach House Cwm Ciddy Lane

Barry, CF62 3NA

Price £799,950

HARRIS & BIRT



Located close to the edge of Porthkerry Park and surrounded by farmland, The Coach House is within easy reach of the A4226 coast road, Barry town and the A48. It is a deceptively spacious barn conversion within a development of similar converted properties. The flexible, adaptable accommodation would suit families and extended families, is deceptively spacious and will need to be viewed to be fully appreciated. To the ground floor, large living room, and kitchen are both accessed from the inner hallway and both these rooms have doors opening to the rear garden. The especially large living room includes a wood-fired stove within a stone fireplace. The kitchen has flagstone floors and granite-topped units; a royal blue Aga which heats the hot water, is to remain and there is ample room for a dining table. To the ground floor there are three double bedrooms all of which have use of a bathroom with bath and shower.

From the hallway, a staircase runs to the master bedroom and to an additional double bedroom and shower room. The master bedroom is a very large double with windows and an external staircase to the front elevation; and windows looking over the rear garden. A dressing room includes a range of fitted shelves and hanging space while the end suite bathroom has a bath and separate shower.

Offering excellent primary and secondary school catchment into Whitmore Comprehensive School, close proximity to local amenities including Porthkerry Park, The Knap and Barry Island.

- Attractive Converted Barn
- Master En Suite
- Set in circa 0.5 acres
- Option of Further 3 Acres of Land, Plus Stables & Ménage Arena Available
- EPC - E
- Five Double Bedrooms
- Three Bathrooms
- Off Road Parking
- Quiet & Peaceful Spot, Walking Distance of Porthkerry Park

## Accommodation

### Ground Floor

#### Entrance Hallway

Entered via a solid oak double door with inset glazed panels to open entrance vestibule with quarter turn staircase leading up to Master Suite landing. Attractive pointed stonework exposed beams with range of inset spotlights. Solid wooden flooring. Fitted double radiator. Arch wooden glazed panelled doors open through to rear alfresco dining terrace and a further set open through into dining room.

#### Drawing Room 26'2" x 18'3" (7.99m x 5.58m)

Hand crafted trio of arched windows with the central window comprising of wooden glazed double French doors opening out onto rear garden with an excellent aspect and view. Plenty of natural light via this range of windows. Two wooden double glazed windows to front elevation. Attractive pointed stone inglenook fireplace with flagstone laid hearth, large multifuel burning stove housed to chimney with fitted lintel. Wall predominantly to pointed stone with exposed beam work. Fitted carpet. Fitted double radiator.

#### Kitchen/Dining Room 18'3" x 15'6" (5.58m x 4.73m)

Traditional country style kitchen with range of fitted wall and base units set over and under a granite work surface leading into a quartz grooved drainer surrounding inset china Belfast sink with chrome swan neck mixer tap. Further features include; space for under counter fridge and washing machine, freestanding oil fired range cooker by Aga with two hot plates and underset ovens/warming trays. Stunning A framed exposed beams set into a vaulted ceiling offering further sense of space. Range of pointed stonework to wall. Flagstone laid flooring. Wooden fully double glazed arched patio doors open out onto rear garden with adjacent fixed pane wooden double glazed windows as well as a further wooden double glazed window to side elevation offering attractive countryside views. Tiled splashback areas.

#### Utility Room 11'7" x 5'2" (3.54m x 1.58m)

Range of fitted base units with tall larder cupboard and complimentary and wood effect work surface with chrome sink and drainer and chrome mixer tap and space for range of utilities. Flagstone laid flooring. Pitched ceiling with range of exposed beams. Worcester oil fired central heating boiler operating the hot water and central heating. Part glazed solid wood stable door to side elevation with far ranging countryside views. Alarm panel housed to wall.

#### Inner Hallway

Floor to ceiling wooden double glazed picture window to front aspect overlooking pretty front gardens and courtyard. Further range of attractive pointed stone work and wooden double glazed window to front elevation allowing further natural light. Vaulted ceiling with exposed beam work. Further skimmed walls. Fitted carpet. Fitted radiator. Doorway giving access to good sized storage cupboard housing Worcester oil fired central heating boiler, giving lost access as well as plenty of open shelving. Great utilities cupboard. Communicating doors through to Living Room and Family Bathroom.

#### Living Room 15'1" x 11'7" (4.61m x 3.54m)

Pointed stone feature chimney breast with open fire and inset Villager clear view multifuel burning stove set on a flagstone hearth with wooden double glazed window

to side elevation offering outlook onto pretty views. Skimmed walls. Vaulted ceiling with exposed A frame beam work. Further glazed panel offering light into the inner hallway. An adaptable space currently in use as Living Room but could home office/formal dining room. Fitted radiator.

#### Bathroom Two 11'7" x 7'4" (3.54m x 2.24m)

Four piece suite in white in excellent modern condition comprising; oversized walk in shower cubicle with chrome glazed shower screen and Mira sport electric shower and shower head attachment. Oversized tiled panelled bath with chrome mixer tap and separate sleek shower head fitment. Low level dual flush hidden system WC and modern wash hand basin set on a white high gloss vanity unit with chrome mixer tap over. Wooden double glazed arrow slit window to side elevation with marble effect tiled splashbacks. Wooden effect vinyl laid flooring and some exposed beam work. Inset tiled shelving, excellent for storage.

#### Rear Hallway

Wooden double glazed window to side elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Offering access through into bedrooms three, four and five.

#### Bedroom Three 15'6" x 14'0" (4.73m x 4.28m)

Wooden double glazed window to side elevation offering far reaching countryside views. Part glazed solid wood stable door to front. Attractive pointed stonework feature wall. Further skimmed walls and ceilings. Fitted carpet. Fitted radiator. Access to loft via hatch.

#### Bedroom Four 13'1" x 11'5" (3.99m x 3.48m)

Wooden double glazed window to side elevation offering views across the front garden and open courtyard. Attractive pointed stone work. Further skimmed walls and ceilings. Fitted carpet. Fitted radiator.

#### Bedroom Five 12'6" x 11'5" (3.82m x 3.48m)

Wooden double glazed window to front elevation set into an attractive pointed stone wall. Further skimmed walls and ceiling. Fitted carpet. Fitted radiator.

### First Floor

#### Landing

Accessed via quarter turn solid oak staircase leading up from entrance hall with attractive pointed stone work. Skimmed walls and ceilings. Fitted carpet. Access to loft via hatch. Communicating doors through into Master Suite, Bedroom Two/Home Office and Bathroom One.

#### Master Suite Bedroom One 18'5" x 18'3" (5.63m x 5.58m)

Excellent sized principle bedroom with wooden double glazed window to rear elevation offering attractive scenic views across the rear garden and open countryside beyond. Further solid wood stable door with inset part double glazing offering access through to outside stone staircase. Further pointed stone work with skimmed walls and ceilings. Fitted spotlighting. Fitted carpet. Fitted radiator. Communicating doors through into Master Suite Dressing Room.

#### Master Suite Dressing Room

Good sized dressing room with power and light housing a variety of open shelving and hanging rails. Hot water tank housed here with further fitted carpet.

#### Master Suite Bathroom One 10'7" x 7'7" (3.25m x 2.32m)

Four piece suite in white comprising; oversized walk in shower cubicle with integrated chrome shower and rainfall shower head attachment as well as separate sleek shower head fitment. Oversized panelled bath with chrome mixer mid tap and shower head fitment. Hidden system unit housing dual flush WC and inset fitted bidet and further vanity unit in white high gloss comprising; sleek sink with chrome mixer tap. Travertine tiled splashbacks with vinyl laid flooring with chrome heated towel rail housed to wall. Wooden double glazed window to rear elevation. Fitted extractor fan.

#### Bedroom Two 18'3" (max) x 13'5" (max) (5.58m (max) x 4.09m (max))

Another adaptable space currently in use as home office which could easily be used as second bedroom. Wooden double glazed window to front elevation offering picturesque views built in a L with skimmed walls and ceilings. Fitted carpet. Fitted radiator. Further good sized storage with a range of open shelving and hanging rails.

#### Bathroom Three

Three piece suite in white comprising oversized curved shower cubicle with Mira sport electric shower and shower head attachment. Low level dual flush WC and pedestal wash hand basing with underset vanity unit in a white high gloss. Attractive tiled splashbacks. Wooden double glazed window to rear elevation. Wood effect fitted flooring. Fitted radiator. Extractor fan.

### Outside

#### Gardens and Grounds

The property is fronted by a south facing forecourt garden that includes a 5 bar wooden gated entrance driveway and alfresco dining terrace and seating area as well as a parcel of lawn and raised beds made private by a stone built dwarf wall to all boundaries. The rear of the property is considerably large and is mainly laid to lawn but features a deep paved patio in Cotswold's stone terrace running the width of the property and accessed via the range of wooden glazed patio doors. The garden extends further to the western side of the property and there is further off-road parking opposite with ample space for numerous vehicles or a detached garage should the purchaser wish to get the necessary approvals.

The access road to Cwm Ciddy Barns is owned by a neighbouring farming. All Owners have a right of access over the lane and share maintenance.

#### Tenure and Services

The property is to be sold on a freehold basis and is mains electric and water connection. Oil fired central heating and cesspit drainage shared with the neighbouring barn.

#### Further Information

There is an additional land off this lane available by separate negotiation. It is approximately 3 acres and includes wooden stables / tack store and 23m x 40m ménage arena with post and rail boundary. Further details available in the office.

#### Directions

From Weycock Cross at the southern end of the five mile lane following the lane for 226 in a westerly direction sign posted towards Cardiff Airport turn left immediately past the Cwm Ciddy on your left hand side and continue along the middle lane. This lane will take you passed the paddocks and farmland to the right and left, The Coach House is the last house in this small development of three converted barns.







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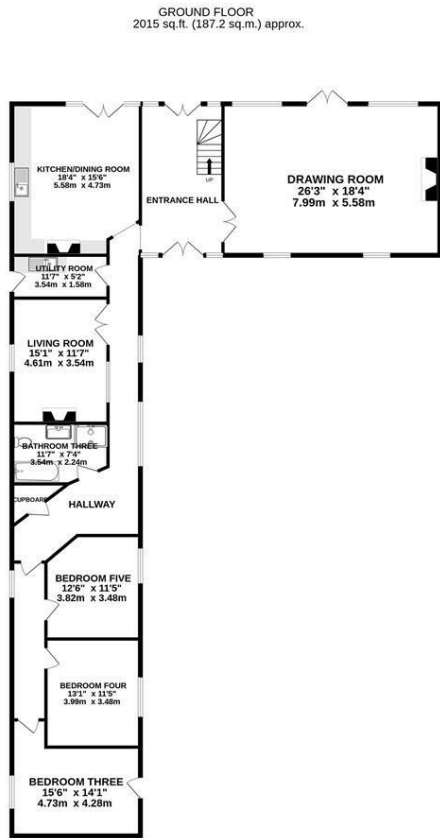


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TOTAL FLOOR AREA : 2678 sq.ft. (248.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

