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Sycamore Farm

Bonvilston, Cardiff, CF5 6TR

Price £875,000

HARRIS & BIRT



A quality, traditional stone built semi-detached cottage circa 2416 sq/ft in size, with plenty of land and development potential. The property has been extended in recent times and in all the plot spans 1.2 acres of grounds. The property is set back from the road via a mature hedgerow and private driveway that leads down to a forecourt with access to garden, paddock, outbuilding, garage and main house.

The accommodation briefly comprises; entrance porch, hallway, utility room, kitchen/dining room, WC, living room, family room, dining room and garden room to the ground floor, to the first floor are four bedrooms, family bathroom, with the master benefitting from dressing room/home office and en suite shower room.

Local facilities within walking distance include St Nicholas Junior School, Cottrell Park Golf Club, Bonvilston village stores, Bonvilston village hall (known as The Reading Rooms), The Red Lion and the parish church. The property backs on to the 16th fairway of the Macintosh course at Cottrell Park Golf Club. Within comfortable driving distance is the market town of Cowbridge with its extensive range of market town facilities including highly regarded schools, sports and recreational facilities, shops including Waitrose etc. A shorter drive away is Culverhouse Cross with its major out of town shopping and easy road access into the capital city of Cardiff. The local road network including the A48 and M4 brings other major centres within easy commuting distance.

- Smallholding set in 1.2 Acres
- Four Bedrooms
- Four Reception Rooms
- Forecourt and Paddock
- Traditional Stone Built Semi Detached
- Two Bathrooms
- Outbuilding & Double Garage
- Excellent Catchment for Schooling of All Ages

Accommodation

Ground Floor

Entrance Porch

Entered via wooden double doors to open entrance porch, with space for shoes and cloaks, wooden double glazed window to front elevation, tiled flooring, fitted radiator, central light fitting, half glazed wooden door, opens through to entrance hall,

Entrance Hall

Open entrance hall, communicating doors to all ground floor rooms, stairway access to first floor, skimmed walls, coved & skimmed ceiling, decorative ceiling rose, matching tiled flooring, fitted radiator, doorway through to utility room,

Utility Room 9'4 x 6 (2.84m x 1.83m)

Good sized utility room, space for stacked washer/dryer, range of fitted base units with stainless steel sink and stainless steel taps, skimmed walls and ceiling with access to loft via hatch, Vaillant gas boiler housed to wall, matching tiled flooring.

WC / Cloakroom

Two piece suite in white comprising low level dual flush WC, wall and wash hand basin, with tiled splash back, skimmed walls and pointed stone feature wall, skimmed ceiling, matching tiled flooring, fitted radiator.

Kitchen / Breakfast Room 16'5 x15'6 (5.00m x4.72m)

Country kitchen with range of fitted wall and base units, shaker style, set under and over a mottled effect granite effect worktop, features including gas four ring hob, overhead pull out extractor, composite one and a half sink and drainer, with chrome swan neck mixer tap, integrated Hotpoint dishwasher behind matching décor panel, eyeline Hotpoint oven with space for inset microwave above. Space for up and over fridge freezer, tiled splash backs, range of wooden double glazed windows to rear elevation, skimmed walls, coved and skimmed ceilings, tiled flooring, fitted radiator, wooden glazed doorway opens through into entrance hall, further wooden glazed doorway, through into garden room.

Garden Room 11'7 x 8'2 (3.53m x 2.49m)

Good sized room situated to the rear of the property, offering a hugely attractive UPVC double glazed pitched window, further range of UPVC double glazed windows to either elevation, UPVC fully glazed doors opening out to bloc paviour laid terrace to one aspect and patio laid terrace to the other, exposed brickwork, pitched ceiling with exposed beam work, matching tiled flooring, with power and light.

Sitting Room 10'4" x 20'11" (3.15m x 6.38m)

Good sized secondary reception space, situated off the kitchen/breakfast room, range of wooden double glazed windows allowing

plenty of natural light, skimmed walls, coved and skimmed ceiling, inset intricate ceiling roses. fitted carpet, fitted radiator, doorway giving access into entrance hall, further through into drawing room.

Drawing Room 18'11" x 18'4" (5.77m x 5.59m)

Excellent sized principal reception space, with two double glazed windows to the south elevation, skimmed walls, coved and skimmed ceiling with intricate ceiling roses, fitted carpet, fitted radiator, inset gas coal effect fire, set into an attractive Victorian fireplace, on a tiled hearth, semi open plan through into double glazed dining room.

Dining Room 11'11 x 11'9 (3.63m x 3.58m)

Formal dining room with wooden patio doors, opening out to al fresco dining terrace behind. Skimmed walls, coved skimmed ceilings, fitted carpet, fitted radiator.

First Floor

Landing

Access via straight carpeted staircase from entrance hall, two wooden double glazed windows to south elevation allowing plenty of natural light, skimmed walls, coved ceiling, access to loft via hatch, fitted carpet, fitted radiator, communicating doors to all first floor rooms.

Master Bedroom 18'8 x13'3 (5.69m x4.04m)

Excellent sized master bedroom with wooden double glazed window to south elevation, offering plenty of ceiling views, skimmed walls, coved ceiling, built in wardrobes, fitted carpet, fitted radiator, communicating door into master suite bathroom.

Master En Suite 5'10 x 7'9 (1.78m x 2.36m)

Four piece suite in white comprising of walk in shower cubicle with electric triton TATSIN shower and rain fall shower head, low level WC, pedestal wash hand basin, fitted bidet, tiled splash backs, skimmed walls, coved ceiling, fitted carpet, fitted radiator, loft access hatch, extractor fan.

Dressing Area 12'5 x 18'6 (3.78m x 5.64m)

Adaptable space, in use as dressing area to the master bedroom, easily adaptable for a study or secondary bedroom space or reception space. Two wooden double glazed windows, skimmed walls, coved and skimmed ceilings, fitted carpet, fitted radiators, this sizable room could have a multitude of uses.

Bedroom Two 12'1 x 11'5 (3.68m x 3.48m)

Good sized double bedroom, two wooden double glazed windows to north elevation, skimmed walls, coved ceiling, fitted carpet, fitted radiator.

Bedroom Three 8'5 x 16'9 (2.57m x 5.11m)

Good sized double bedroom, wooden double glazed window to side elevation, skimmed walls, coved ceiling, fitted carpet, fitted radiator.

Bedroom Four 5'11 x 14'5 (1.80m x 4.39m)

Good sized single bedroom, wooden double glazed window to south elevation, skimmed walls, coved ceilings, fitted carpet, fitted radiator.

Bathroom Two 8'10 x 9'2 (2.69m x 2.79m)

Four piece suite in white comprising walk in shower cubicle with integrated shower and shower head attachment. Free standing claw foot rolltop bath with ornate brass mixer tap and separate shower head fitment. Low level WC and wash hand basin set into an attractive vanity unit, marble work surfaces, skimmed walls, tiled splash backs, coved ceilings, fitted carpet, fitted radiator, wooden double glazed opaque window to Northern elevation.

Outside

Gardens & Grounds

Accessed via wooden five bar gate to private driveway flanked by trees to the South elevation and made private via mature hedgerows surrounding. There are mature gardens to front and side, mainly laid to lawn, with access to a patio laid terrace enjoying the sun. There is a forecourt giving access to the garage and outbuildings, with further access to the acre or so paddock. There is laid to pasture currently.

Outbuilding One

Block built outbuilding with a pitched sheet roof, separated into two rooms, accessed via wooden ledged and braced doors, Room One (10 x 8) dry and useful storage space, with power and light, cold water feed, made to expose brick to floor and walls. Room Two, good size storage space, access via half glazed wooden door, with wooden glazed window to north elevation, exposed brick work, concrete slab floor, plenty of conversion potential.

Outbuilding Two 25' x 15' (7.62m x 4.57m)

Steal portal garage, double garage access via two aluminium roller doors, with power and light. Offering excellent storage space.

Development Overage

The sale will be subject to a development overage on the land adjacent to the property. Please speak with our office for further information.

Services

LPG central heating. Mains electric, water and drainage.

Directions

From our offices at 67 High Street, Cowbridge turn left and proceed up the High street to the traffic lights and straight on onto the A48 heading towards Cardiff. Pass through the traffic lights after the village of Bonvilston as you come to the traffic lights and crossroads, take a left towards Cottrell Gardens and a sharp left again. The property is through the gates on the left hand side with a Harris & Birt board outside.







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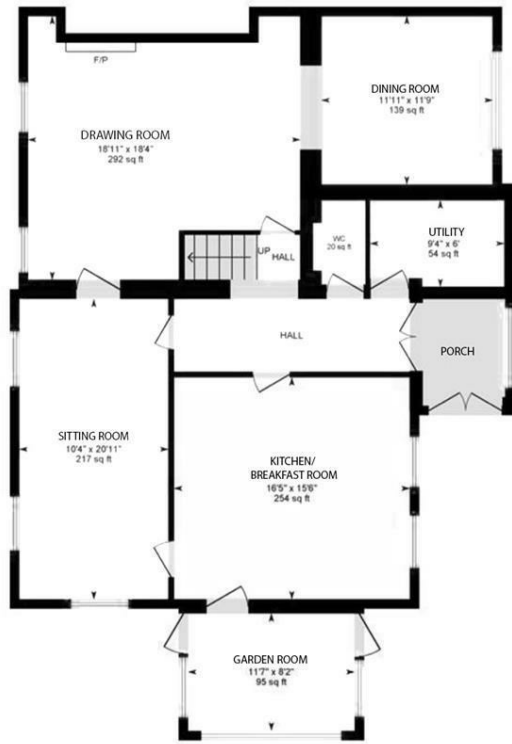
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Main Building: Interior Area: 2416.30 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

