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# Ewenny Isaf Farm House Abbey Road

Ewenny, CF35 5BN

Price £1,399,000

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Ewenny Isaf Farmhouse was originally part of the estate of nearby Ewenny Priory. The property has been the subject of a meticulous and imaginative conversion to the exciting dwelling house of today making full use of the character of the original building and sympathetically adding modern wings, as well as adding a detached building providing ancillary living accommodation to the main property. It is a testament to the skill of design and quality materials and building that the old blend seamlessly with the new as evidenced by the modern oak floors and original stone walls. There is considerable emphasis on flexibility of use and layout and the provision of light. The central reception area features a pitched glazed roof which has the effect of pumping natural light into the centre of the building and in the 60' plus kitchen/breakfast room/ family room there are high pitched ceilings with huge windows which again pump light into the living space.

Ewenny Isaf Farmhouse stands in an attractively large garden facing south with views over surrounding farmland. There is an adjoining paddock with separate road access. Situated in the garden is a large heated swimming pool and substantial summerhouse currently used as a gymnasium and sauna. The location is a pleasantly rural one and on a small lane which leads to Ewenny Priory. Local village facilities include an excellent general store/post office and Southerndown Golf Club is just a short drive down the road. The good local road network brings major centres including the capital city of Cardiff, Bridgend, Swansea, Cowbridge, Llantrisant, etc all within east commuting distance.

- Imaginatively and Visually Stunning Stone Barn Conversion
- Large Garden adjoining Paddock and Swimming Pool
- Four Bedrooms
- Detached Ancillary Accommodation
- Delightful Rural Location
- Huge Living Space
- Open Plan Kitchen/Breakfast Room/ Family Room
- Four Bathrooms
- Substantial Summerhouse/Gym
- EPC - B

## Accommodation

### Ground Floor

#### Entrance Hall

Access via timber storm doorway with inset opaque glazed vision panel. Separate wooden double glazed window to front. Chinese slate tiled floor. Skimmed walls and ceiling with matching Chinese slate upstand. Large panel house to wall. Good sized cloakroom with open shelving.

#### Inner Hall

Half glazed Oak double doors from entrance hall. Oak floor. Skimmed walls and ceiling. Oak door offers access to pressurized hot water cylinder. Open plan to ground floor rooms.

#### Cloakroom

Modern Heritage suite in white comprising of pedestal wash hand basin and traditional high level WC. Terrazzo style fully tiled walls and floors. Fitted extractor.

#### Reception Room 15'3 x 14'3 max (4.65m x 4.34m max)

A fantastic reception space made wonderfully light by its pitched double glazed roof structure. One wall finished with a pointed stone. Range of fitted wall lights. Oak laid flooring. On three sides there are quadruple half glazed folding doors, allowing the reception area to be opened up to the inner hall, rear hall and breakfast room. This gives lots of permutations for example joining up the inner hall, reception room and rear hall creates an enormous open plan reception space or joining up the reception and breakfast room creates a very pleasant family living space.

#### Rear Hall 19' x 11' (5.79m x 3.35m)

Actually too good a space just be called a hall and easily combined with reception room to form a very large reception area. Oak flooring. Splayed corner cupboard, housing RCD fuse board etc. Oak dog-leg stairway to first floor. Wooden double glazed French doors lead out to the rear courtyard with full length window to side. Half glazed double doors leading through to the kitchen. Inset ceiling lighting.

#### Drawing Room 23'3 x 15'6 (7.09m x 4.72m)

A splendidly large principal reception room enjoying a delightful southerly outlook over the rear terrace and garden via two large multi paned windows with slate sills. Oak flooring. Pointed stone walls throughout. Inset ceiling lighting to beamed ceiling. Massive (6' x 5') stone lined inglenook fireplace with inset lighting and large cast iron wood burning stove with glazed panels set on flagstone hearth. Inset bake oven. Alongside the fireplace is now an open spiral staircase. Laid to flag stone and pointed stone with inset ceiling lighting. Benefits from a through fireplace.

#### Sitting Room 18'6 x 16' (5.64m x 4.88m)

Adjoining the drawing room and divided from it by a large stone chimney breast which has a through fireplace with inset lighting. Set on the flagstone hearth is benefitting from a large two way cast iron wood burning stove with glass doors facing both into the sitting room and to the drawing room. Oak flooring. Inset ceiling lighting. Large window to front courtyard with slate sill. Glazed French doors giving views over the rear terrace and garden with tall windows to side.

#### Lobby

Linking the drawing room and study. Oak flooring. Part glazed stable door leading out to the rear terrace with an oak finish.

#### Study 14'6 x 8' (4.42m x 2.44m)

Oak flooring. Inset ceiling lighting. Walls laid pointed stone. Window with slate sill overlooking the rear terrace. Window overlooking rear courtyard. Stone arched fire place.

#### Snug/ Breakfast Room/ Kitchen

Effectively one large room over 60' long with high pitched exposed beamed ceiling with six triple Velux style windows set high to the ridge and with three sets of windows operated by electric motors. These windows combined with the glass roof of the reception area provide exceptionally high natural light levels. The family room and breakfast room areas feature, stone walls with a stone wall to the end of the family room. Oak flooring. Split level between family room and breakfast room. Kitchen area is finished in smooth plaster walls which are partly tiled and there is a fully tiled floor. For ease of description each area is separately described below.

#### Snug 16'9 x 11'6 (5.11m x 3.51m)

Oak flooring. Walls finished in stone to thatching ledge. Inset ceiling lighting. Windows overlooking the front courtyard. Step down to breakfast room.

#### Breakfast Room 22'9 x 11'6 (6.93m x 3.51m)

Oak flooring. Stone walls to thatching ledge. Quadruple folding part glazed doors to reception area. Attractive penguin freestanding log burning stove, set on a flagstone laid hearth.

#### Kitchen 23' x 11'3 (7.01m x 3.43m)

narrowing to 10'. Luxuriously fitted with Spanish bleached pine units and double thick granite work surfaces. Matching wall and base units all finished in cabinet style. Tiling and lighting between wall and base units. Features include, built in fridge with décor panel, built in freezer with décor panel, range of slide out vegetable baskets, dresser style wall unit with lighting set into pelmet over window which overlooks the rear courtyard. Cupboards with space and housing for washing machine and tumble dryer, inset Royal Doulton Belfast sink with grooved drainer set into granite work surface. Atriflo pewter style mixer taps, built under Miele washing machine, Olive Britannia six

ring double over range finished in stainless steel with tiled splashback. Extensive range of base storage units including ventilated cupboards. Matching central island with Villeroy & Boch circular basin set into granite work surfaces with Atriflo taps, fitted waste disposal unit, built under Neff dishwasher behind a fitted décor panel. The kitchen is most attractively finished with high pitched open beamed ceiling with spotlights, tiled floor and partly tiled walls. Range of windows on three sides. Stable doorways leading out to rear courtyard.

#### First Floor

Open gallery landing, access via ground floor

#### Landing

Oak staircase from ground floor. Landing galleried in the main part with high pitched open beamed ceiling. Windows on two sides with wooden glazed French doors. Allowing further natural light. Walls part pointed stone. Oak flooring. Communicating doors to all first floor rooms.

#### Master Suite

Master Suite Entrance Lobby. Oak flooring. Doorway to large walk-in clothes closet.

#### Master Suite Bedroom One 15'9 x 14'3 (4.80m x 4.34m )

Excellent size principal reception space. Pitched and beamed ceiling. Oak flooring. Two tall windows enjoying westerly views. Glazed double doors leading to balcony, enjoying views over fantastic gardens, swimming pool area and countryside beyond. Doorway access to master suite dressing room. Skimmed walls and ceiling. Matching oak laid flooring. Variety of open shelving and hanging rails throughout. Access to insulated roof space.

#### Master Suite Balcony 14' x 4' (4.27m x 1.22m)

Decked floor, Curved cast iron rail. Lovely views.

#### Master Suite Bathroom One

Luxuriously fitted modern suite in white comprising pedestal wash hand basin with traditional high level WC and tiled shower cubicle with glass door and heritage large head shower. Walls and floor fully tiled. Opaque glazed window. Wall mounted radiator/towel rail. Extractor fan.

#### Suite Bedroom Two 12'6 x 11'9 (3.81m x 3.58m)

Oak floor. One pointed stone wall. Pitched and beamed ceiling. Wooden glazed double doors with inset French balcony with lovely rural views. Further access to attic space via wall mounted hatch. Oak doorway through to En Suite bathroom two.

#### Suite Bathroom Two

Luxury heritage modern suite in white comprising pedestal wash hand basin, traditional high level WC and tiled shower cubicle with

intricated chrome shower and shower head attachment. One pointed stone wall. Fully tiled floor and walls. Extractor fan. Wall mounted radiator/ towel rail.

### **Suite Bedroom Three 11'6 x 9'8 (3.51m x 2.95m)**

Attractive pitched and beamed ceiling. Range of pointed stone work throughout. Oak flooring. Window enjoying views over rear garden.

### **Suite Bathroom Three**

Modern Heritage suite in white comprising pedestal wash hand basin traditional high level WC and tiled shower cubicle. Integrated chrome shower and shower head attachment. Walls and floor fully tiled. Fitted extractor fan. Wall mounted tower rail/radiator.

### **Bedroom Four 12'6 x 11'9 (3.81m x 3.58m)**

Oak laid flooring. Wall pointed stone. Pitched and beamed ceiling. Wooden glazed double doors enjoying those fantastic views. Open out onto a French balcony.

### **Bathroom Four**

Very well fitted modern Heritage suite in white comprising double ended free standing bath, with central heritage bath and shower, pedestal wash hand basin, traditional high level WC and tiled floor. Walls half tiled. Pitched and beamed ceiling. Two opaque glazed windows. Wall mounted towel rail/radiator.

### **Ancillary Living Accommodation**

There is currently a two bedroom detached ancillary building providing accommodation situated within the grounds of Ewenny Isaf Farmhouse. Accommodation comprising;

### **Ground Floor**

Open plan kitchen/ dining/ living space. Modern fitted shaker style kitchen in a dove grey comprising a range of fitted wall and base units. Features including integrated dishwasher behind matching décor panel. Electric four ring induction hob, electric fan oven with over head extractor hood. Composite one and a half sink and drainer with half composite/ half stainless steel mixer tap. Set under and over a white mottled effect work surface with matching upstands. Open plan living space with pitched and beamed ceiling. Set into a vaulted ceiling with range of inset ceiling lighting. Wood effect vinyl laid flooring. Fitted radiator x2. Access via one and a half glazed double doors, leading up from flagstone laid outdoor lobby. Range of fitted Velux windows allowing plenty of natural light. Oak stable door opens out onto French balcony overlooking the court yard/ swimming pool/ gardens beyond.

### **Lower Ground Floor**

Lobby. Access via full turn staircase to lower ground floor giving access to bedrooms/bathrooms of the annex. Skimmed walls and ceilings. Fitted carpet. Communicating doors to all lower ground floor rooms.

### **Bedroom One**

Excellent size double bedroom with UPVC double glazed window to front elevation with half laid privacy film. Skimmed walls and ceilings with inset LED spot lighting. Built in storage housing solar power generator etc. Fitted radiator.

### **Bedroom Two**

Good size double bedroom with matching UPVC double glazed window with matching privacy film. Skimmed walls and ceilings with spot lighting. Fitted carpet. Fitted radiator.

### **Shower Room**

Set behind a sliding pocket door with inset walk in shower cubicle and stainless steel integrated shower and rainfall shower head attachment. Oversized pedestal wash hand basin. Underset vanity unit. UPVC clad walls. Skimmed ceiling with inset spotlighting. Extractor fan. Slate grey fitted towel rail.

### **WC**

Two piece suite in white comprising dual flush WC. Corner wash hand basin with under set vanity unit, behind a stepped effect pedestal style splash back. Skimmed walls and ceiling. Tiled flooring. Inset LED spot lighting. Curved heated towel rail.

### **Timber Summer House/ Gym**

Detached pitched roof timber structure. Currently housing a gym with range of fitted windows and wooden double doors. Built in sauna and changing area. Room adjoining boiler room housing the heating a filtration system for the swimming pool.

### **Detached Garage**

Excellent sized detached double garage. Finished in a pointed stone. Pitched roof style with electric roller shutter door. Excellent space for storage with range of fitted wall and base units. Power an lights.

### **Gardens/ Grounds**

Ewenny Isaf Farmhouse is approached off Abbey Road through a pair of high electrically operated timber gates set between stone pillars. Separate timber pedestrian gate to side. Large front courtyard driveway laid to Cotswold stone chippings and providing plenty of parking space. Rear terrace (85' x 30') is laid to Cotswold stone chippings and is bounded by a low stone wall with steps leading up to the lawned garden and swimming pool area. Undercover Veranda. Master suite balcony set on stone pillars. Side courtyard (50' x 40' narrowing to 20') also laid to Cotswold stone chippings. Stone wall to side raised beds and boundary wall. Separate gate access to Abbey Road. Main garden is laid to lawn with a natural hedge around. Attractive stone wall feature. Whilst providing access via detached timber summer house currently in use as the tortoise house. Central

swimming pool comprising variable depth pool (about 36' x 18') with steps to a whirl pool area one end. Adjoining the pool area is the timber built gym/sauna. To the south/westerly end of the garden is another attractive lawned parcel. Separate timber double gates that allow access to a double fronted workshop. Gravel laid parking area. Adaptable space that could easily be used for garaging. Block build heated dog kennelling and dog run adjacent.

### **Services**

The property will be offered on a freehold basis. Mains water, electricity and sewerage connection. Central heating by LPG and solar panels with supplementary feed in tariff, circa £5,000 per annum.

### **Directions**

From Cowbridge take the main A48 road towards Bridgend and at the bottom of Crack Hill bear left by the Chinese Restaurant signposted Corntown and Ewenny. As you pass through Corntown go past the stone gatehouse on your right hand side and then turn right into Tingle Lane signposted Ewenny Priory. At the bottom of the Tingle Lane turn left into Abbey Road and the property is a short way along on your left hand side. From Cardiff turn off the M4 at junction 35 onto the A473 dual carriageway towards Bridgend. Continue on the A48 Bridgend bypass and at the roundabout after going under the railway bridge turn left onto the B4265 Ewenny Road. Go past the Heronston Hotel and Ewenny Potteries and immediately after crossing the Ewenny River turn left and then immediately left into Abbey Road. Ewenny Isaf Farmhouse is a short distance down the road on your right hand side.





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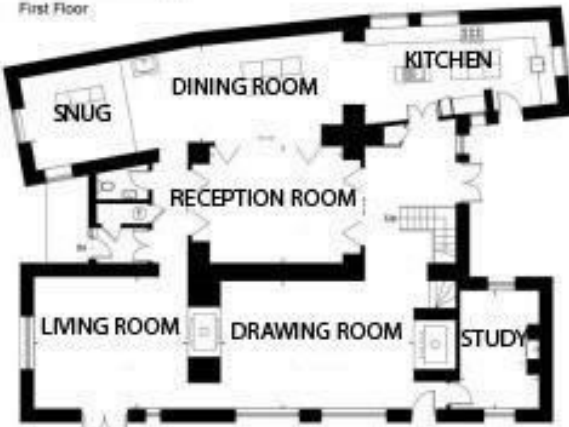


# Ewenny Isaf Farm House, Abbey Road, Ewenny, Bridgend, CF35 5BN

Gross Internal Area (approx) = 330.4 sq m / 3556 sq ft  
 (Excluding Store)  
 Garages = 65.8 sq m / 708 sq ft (Including Store)  
 Outbuildings = 134.1 sq m / 1443 sq ft  
 Total = 530.3 sq m / 5707 sq ft  
 For identification only. Not to scale.  
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First Floor



Ground Floor



(Not Shown In Actual Location | Orientation)



(Not Shown In Actual Location | Orientation)



(Not Shown In Actual Location | Orientation)



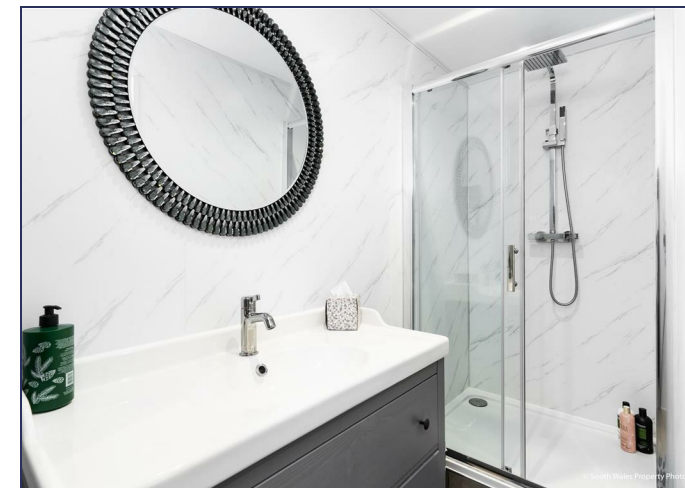
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## HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF  
 01446 771777 sales@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF  
 02920 614411 lettings@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	87	90
	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

