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Maerdy Newydd Barn

Bonvilston, CF5 6TR

Price £550,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market this unique smallholding that comprises main property of four bed detached pointed stone barn conversion, separate barn annex and circa 2.3 acres of grazing land. Situated within the outskirts of the popular village of Bonvilston. The accommodation is set across one floor and benefits from a range of features. With accommodation comprising entrance hall, open plan kitchen/dining room, living room, bedroom four/study, three double bedrooms, two with master suites, master suite one offering a Jack and Jill bathroom, with the annex providing a one bed studio apartment across one floor with kitchenette, bedroom/ living space open plan. A short walk across the lane lies the circa 2.3 acres worth of land that compliment the property fantastically. Viewing is highly recommended for the unique package.

The property sits in the centre of Bonvilston, close to all local amenity. These include village shop, parish church, active village hall (known as Bonvilston Reading Rooms), The Red Lion and Cottrell Park Golf Club with two 18 hole courses. Bonvilston is within a few minutes drive west into the market town of Cowbridge with excellent schooling, shops etc whilst to the east and also easily accessible is the capital city of Cardiff and the vibrant Cardiff Bay area. The local road network including the A48 and M4 brings other major centres within easy commuting distance and also offer access to mainline railway stations and Cardiff Airport. The property also enjoys proximity to the Heritage Coastline with its wonderful coastal walks and leisure facilities.



Accommodation

Ground Floor

Entrance Hall 23'1" x 6'1" (7.04m x 1.86m)

Access via wooden front door to open L shaped entrance hallway with lime rendered walls and exposed beam work. Flagstone laid floor. Wooden glazed window opening out on to front forecourt. Fitted double radiator. Attractive pointed stonework. Access to loft via hatch. Communicating doors to most ground floor rooms. Ledged and braced door gives access to kitchen/dining room. Step down via flagstone staircase to open plan kitchen/dining room with vaulted ceiling and plenty of exposed beam work. Wooden inset glazed door opens out onto side courtyard with range of wooden fitted glazed units.

Kitchen/Dining Room 23'1" x 12'5" (7.04m x 3.79m)

Fitted kitchen is a range of wall and base units with wood effect and mottle effect worksurfaces alike. LPG gas freestanding cooker and hob with underset oven and grill facility with overhead Rangemaster extractor hood. Stainless steel double sink and chrome mixer tap. Tiled splash back. Further range of fitted windows. Steps up into bedroom four.

Bedroom Four/Study 18'11" x 11'2" (5.78m x 3.41m)

Good sized double bedroom that could easily be used as guest suite. UPVC half glazed stable door opening out onto front forecourt. Further wooden glazed window to side elevation. Skimmed walls with exposed beam work. Concrete laid floor. Two fitted double radiators.

Living Room 19'0" x 12'5" (5.80m x 3.79m)

Principal reception space with wooden glazed picture window opening out onto side courtyard. Vaulted ceiling and exposed beam work throughout. Skimmed walls. Vinyl laid tile effect flooring. Attractive pointed stone chimney breast. Oak mantle piece housing clear view log burning stove. Fitted radiator.

Master Suite Bedroom One 11'5" x 17'0" (3.50m x 5.19m)

Excellent sized double bedroom with two wooden glazed windows overlooking front courtyard. Skimmed walls. Exposed beam work. Concrete laid flooring. Doorway through into built in walk in dressing room.

Dressing Room

Good sized dressing room with skimmed walls. Textured finished ceiling. Vinyl laid wood effect floor. Power and light. Plenty of space with open hanging rails. Ledged and braced door from bedroom leads into master suite bathroom one.

Master Suite Bathroom One 11'6" x 7'4" (3.53m x 2.26m)

Jack and Jill to Entrance Hall. Four piece suite comprising full length panel bath with chrome taps, pedestal wash hand basin, oversized walk in shower cubicle with rain fall shower head and separate shower head fitment with chrome finish, low level WC. Fully tiled walls with contrasting tiled floor. Wall mounted chrome heated towel rail. Wooden opaque glazed window to front elevation.

Suite Bedroom Two 10'5" x 11'10" (3.19m x 3.63m)

Another good sized double bedroom. Wooden double glazed window to side elevation. Skimmed walls. Textured finish ceiling. Concrete laid flooring. Fitted double radiator. Ledged and braced door opens into Suite Bathroom Two.

Suite Bathroom Two 10'5" x 5'10" (3.19m x 1.79m)

Three piece suite in white comprising corner quadrant shower cubicle with chrome integrated shower and shower head attachment, low level WC, pedestal wash hand basin. Fully tiled walls with contrasting tiled floors. Wooden opaque glazed window to side elevation. Skimmed ceiling. Wall mounted chrome heated towel rail.

Bedroom Three 10'6" x 13'4" (3.21m x 4.07m)

Another good sized double bedroom with wooden glazed window to side elevation. Skimmed walls. Textured finish ceiling with exposed beam work. Concrete laid flooring. Fitted double radiator. Built in storage cupboard.

Annex

The detached block built annex has access from its own private front door. Open plan living/ dining/bedroom creating an open plan studio apartment. Vaulted ceiling. Range of wooden glazed windows with inset wooden Velux windows set into the eaves. Pitched roof. Textured finished walls and ceiling. Concrete laid flooring. Doorway opens through into kitchenette. Range of fitted base units with

space for washing machine/ tumble dryer. Set under a fitted black mottle effect work surface. Chrome mixer tap and electric heated tap. Wooden glazed window. Tiled splash backs. Mono pitched ceiling. In need of some modernisation.

Outside

Gardens and Grounds

Situated comfortably in its own plot offering crushed gravel with off road parking space for three/four vehicles to front. Five bar wrought iron gate opening onto a forecourt easy to maintain laid to crushed gravel with flagstone laid pathway leading up to front door. Good sized log store. Feather edged panelled fencing to all boundaries. As you wrap around the garden there is a tarmac parcel to side and to rear. Providing space for al fresco dining, table and chairs. Private by evergreen hedgerows. Close boarded fencing to all aspects. Timber outbuilding provided access to Worcester LPG gas fire, central heating boiler and sub-meter for water.

Land

Adjacent to the property is a circa 2.3 acre parcel of pasture land benefitting from access via two five bar gates, full mains water supply and stock proof fencing to all boundaries. To the north easterly point of the land is a fenced of pond providing natural water and shade provided by mature trees throughout. Land is just a short walk from the property circa 5 metres and benefits from its own access through.

Services

The property is serviced by LPG gas central heating. Mains water and electric. LPG sunken tank behind annex. Shared Klargester septic tank drainage with Maerdy Newydd Farmhouse- £17 p/m. Half fee for servicing per annum.

Directions

From our Cowbridge Office, travel along the A48 in an easterly direction towards Cardiff. As you approach the Aubrey Arms at Bonvilston take the left hand turning into a country lane, signposted 'Ty Cerrig'. Continue along this lane in a northerly direction, and at the brow of the hill take the left hand turning into a tarmac-topped driveway towards the end of this the property will be found.

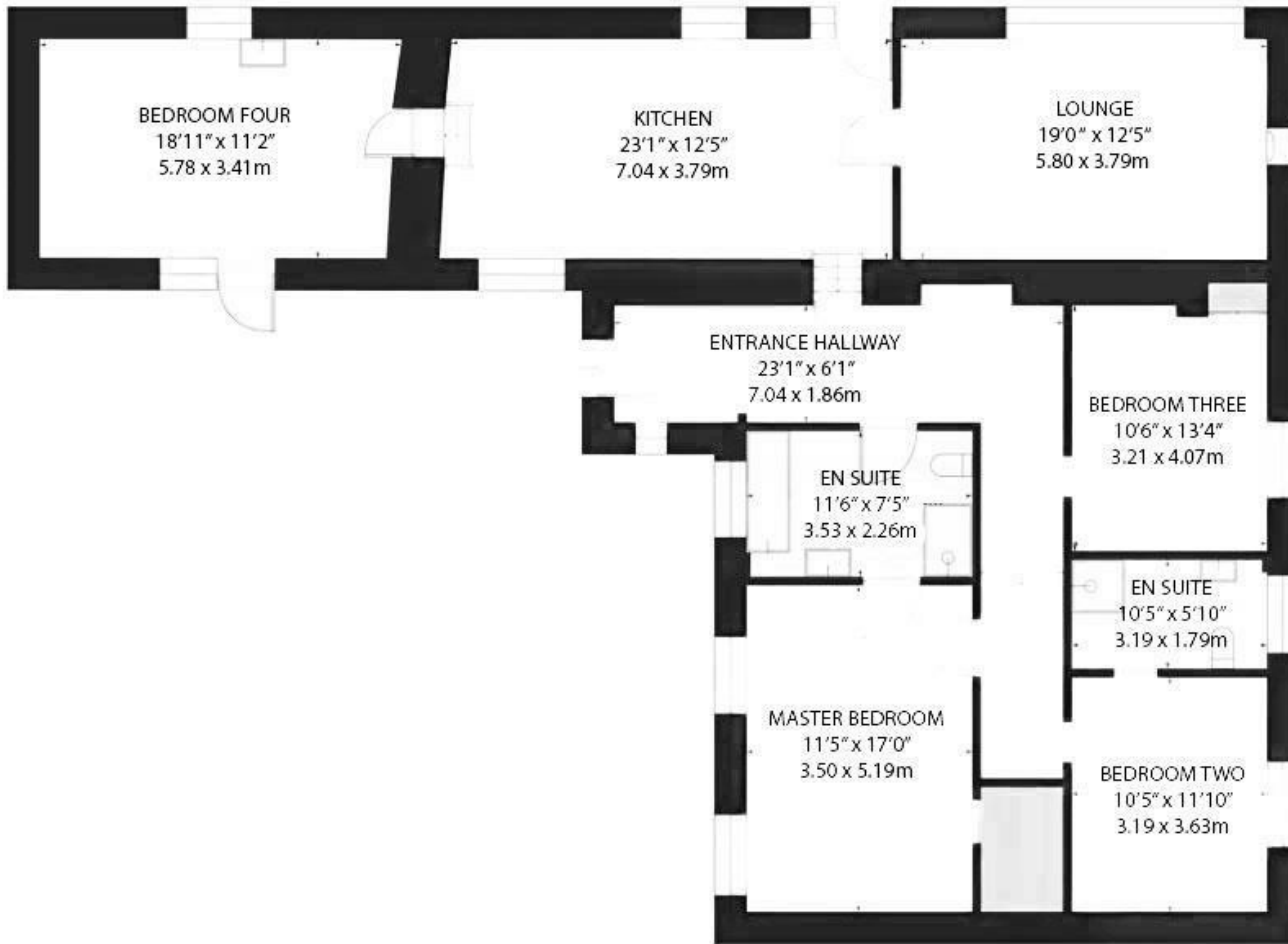




50 m

100 m





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Chartered Surveyors, Land and Estate Agents

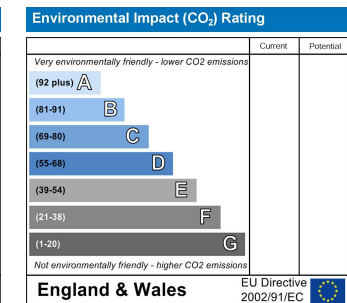
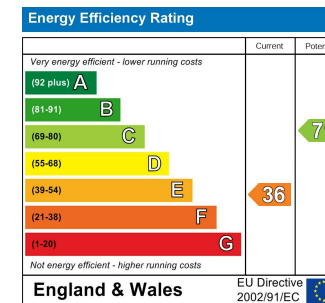
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