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Rook Haven Wick Road

St. Brides Major, CF32 0SE

Price £749,950

HARRIS & BIRT



Welcome to Wick Road, St. Brides Major, Vale of Glamorgan - A charming location for this beautiful link-detached barn conversion and over-looking Pwll y Môr at the top of the paddock.

This property boasts three double bedrooms, two en-suite and a further WC. The living space is open with ample dining, sitting area. Large kitchen and a further utility room and access to the garage. There are character features throughout the barn adding a touch of elegance and uniqueness, making it a truly special place to call home.

One of the highlights of this property is the 0.5-acre paddock, offering ample outdoor space for recreational activities, gardening, or simply enjoying the fresh air.

St Brides Major offers village facilities within walking distance which include general store/post office, The Fox pub & restaurant, specialist shops, well regarded Church in Wales Infant and Junior School from where the children go to Cowbridge Comprehensive. Just a mile or so to the south is the Heritage Coastline and the beaches at Southerndown and Ogmored-by-Sea. Southerndown Golf Club is just a few minutes drive away. The good local road network brings easy access to major centres including Cowbridge, Llantrisant, Cardiff, Swansea, Bridgend, etc. There is a main railway station at Bridgend and Cardiff Wales Airport is within comfortable driving distance.



Accommodation

Ground Floor

Entrance

The property is entered via hard wood stable door with two glass vision panels. Open entrance hallway.

Dining Room 14'6 x 15'9 (4.42m x 4.80m)

Flagstone laid flooring with underfloor heating. Feature stone walls. Feature exposed beams. Double glazed wooden windows with slate window sill and shutters.

Living Room 13'5 x 17'10 (4.09m x 5.44m)

Flagstone laid flooring with underfloor heating. Original archway. Flagstone hearth with a wood burning stove. French doors opening into rear garden. Double glazed wooden windows with slate window sill and shutters. Exposed wood beams.

Kitchen 13'5 x 17'10 (4.09m x 5.44m)

Flagstone laid flooring with underfloor heating. Fitted kitchen with features to include range of wall and base units set under and over granite work surface. Range cooker with six ring gas hob. Belfast sink with mixer tap. Integrated fridge. Double glazed wooden window and further window to front with slate sill and shutters. Door into utility room.

Sitting Room 13'5 x 10'6 (4.09m x 3.20m)

Flagstone laid flooring with underfloor heating. Double glazed wooden windows with slate window sill and shutters. Exposed wood beams.

Utility Room 7'2 x 17'6 (2.18m x 5.33m)

Range of wall and base units. Sink with mixer tap and

drainer. Space for washing machine, tumble dryer and dishwasher. Hard wood stable door opens out to rear garden. Windows to front and rear with slate sill and shutters. Tiled flooring. Door into garage.

WC

Two piece suite comprising low level WC. Pedestal wash hand basin. Flagstone laid flooring. Radiator. Double glazed obscure window into wood shed.

Inner Hall 24'4 x 3'7 (7.42m x 1.09m)

Velux window. Door to en suite. Exposed stone work. Exposed wood beams.

Master Suite Bedroom 24'10 x 15'9 (7.57m x 4.80m)

Window with shutters to rear. Velux windows. Wood flooring. Skimmed walls. Radiators. Exposed stone walls. Fitted wardrobes. French doors opening to side terrace. Exposed wood beams.

Master Suite Bathroom

Three piece suite comprising shower. Wash hand basin. Bath. Low level WC. Tiled flooring. Tiled walls. Feature exposed stone wall.

Bedroom Two 14'7 x 11'10 (4.45m x 3.61m)

Window with slate sill overlooking rear garden. Wood flooring. Skimmed walls and ceiling. Feature exposed stone wall. Radiator. Exposed wood beams. Velux window.

En Suite

Three piece suite comprising shower. Wash hand basin. Low level WC. Tiled flooring. Tiled walls. Exposed stone wall. Skimmed ceiling. Sunlight tunnel.

Bedroom Three 9'6 x 11'10 (2.90m x 3.61m)

Window to rear with slate sill. Wooden laid flooring. Skimmed walls and ceiling. Feature painted stone wall. Radiator. Exposed wood beam.

Garage 11'9 x 17'9 (3.58m x 5.41m)

Tiled flooring. Double hard wood door. Skylight. Access to storage space above the utility room.

Outside

Gate leading into gravel driveway to front. Area laid to lawn. Pathway to front door. Wood shed. Gravel area to the rear. Built storage space for bins. Storage for gas to power the hob. Gate with steps leading up to garden. Agricultural 0.5 acres in use for garden. Flagstone paved area. Built in storage for logs with slate roof. Shed. Mature trees. Pond. Polytunnel Raised beds. Shed with lean to. Oil tank behind fence.

Services

Mains water, Heating by oil, Gas cylinder, Septic Tank.

Directions

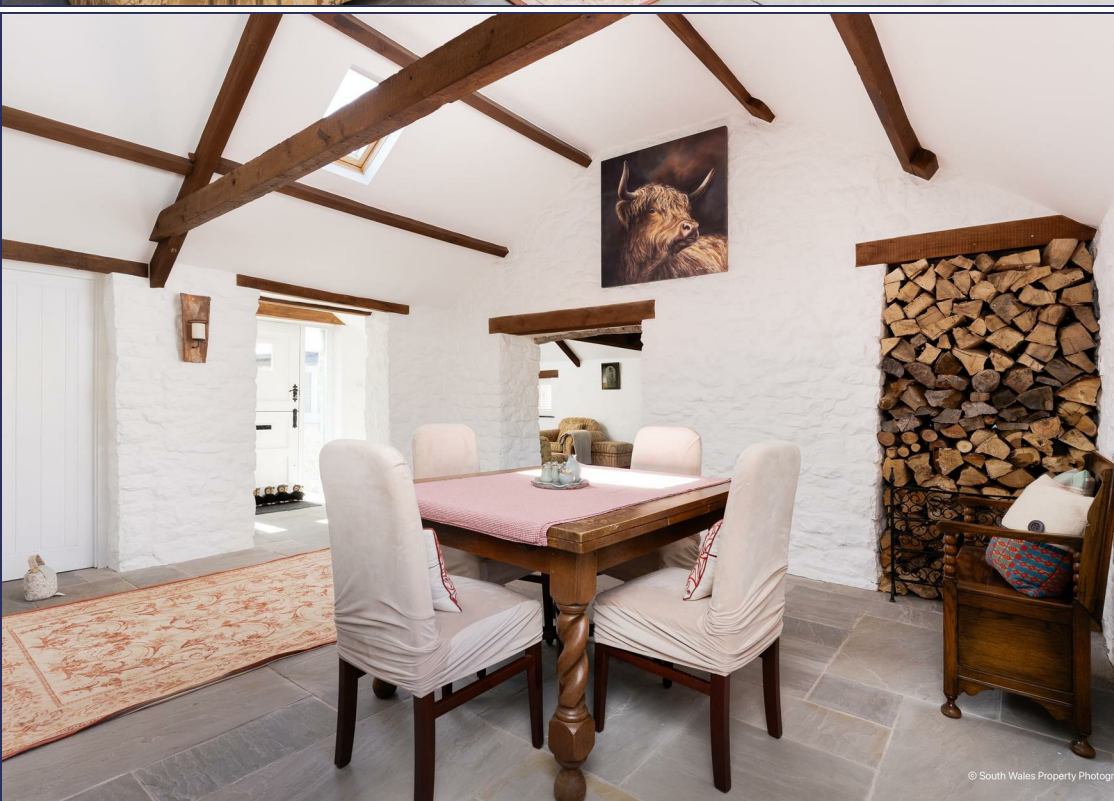
From our office at 65 High Street, Cowbridge, travel along Westgate and onto the A48 heading towards Bridgend. At the bottom of 'Crack Hill' turn left and continue along this road through the villages of Corntown and Ewenny. At the T junction, turn left and proceed along this road. Continue through the village of St Brides Major and Rook Haven will be on your left hand side just before the duck pond. Turn left into The Kings Hill Estate bear right and Rook Haven will be on your left hand side. What3Words: [///paying.singer.dress](https://www.what3words.com/paying.singer.dress)



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FLOOR PLAN

HARRIS & BIRT
 CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR PLAN 1,919 sq.ft.
 EXCLUDED AREAS : GARAGE 184 sq.ft.
 TOTAL : 1,919 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		67
(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	

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