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## Squirrel Oak Barn, Morfa Lane

Llantwit Major, CF61 2YT

Offers In The Region Of £1,300,000

HARRIS & BIRT



A hugely impressive detached, four bedroom, barn conversion, leisure complex and detached double garage, with accommodation spanning to 4,800 sq/ft, situated in an elevated position to the western Vale. The property is set within a plot of about to 3 acres including well manicured and landscaped gardens including patio laid terrace, automated pergola and further patio, as well as a sizeable paddock.

Offered with a modern and contemporary finish throughout, essentially a SMART home with app based lighting, gate entry and sound system throughout the whole property, as well as the gardens and grounds. The accommodation includes: entrance vestibule with floor to ceiling glazing throughout, living room with inset wood burner, high specification kitchen/breakfast room, adaptable dining room, as well as a utility and cloakroom. To the first floor is a vaulted ceiling master bedroom with en suite walk in shower room and walk-in wardrobe; second, guest bedroom also with en suite and walk-in wardrobe; two further generous double bedrooms and third bathroom. Ample parking and garaging for cars; leisure suite with pool, hot tub, steam room and bar/cinema room.

The property is conveniently situated on the northern outskirts of the town but within easy reach of the town centre with its excellent facilities including a wide range of shops both national and local, schools of excellent reputation for all ages and an extensive range of sporting and recreational facilities. The old part of the town is particularly attractive with narrow winding streets and historic church. Just a mile to the south on the heritage coastline is Llantwit Major beach. There is a railway station in the heart of the town on the Bridgend to Cardiff coastline with connections then to the main London line. Easy access to the main road network brings major centres including the capital city of Cardiff, Bridgend, Llantrisant, Newport etc all within easy commuting distance.

- Extremely impressive Detached Barn Conversion
- High Specification Throughout
- Well Landscaped Gardens with Surround System Speaker System Throughout External Areas
- Solar Panels & Airsource Heat Pump
- Set in 3 Acres with Paddock To Rear
- Leisure Facility including Pool, Hot Tub, Steam Room, Kitchen and Bar/Cinema Room
- Detached Garage and Gym
- EPC:

## Accommodation

### Ground Floor

#### Entrance Vestibule 13' x 12'8" (3.96m x 3.86m)

Entered via powder coated aluminium fully glazed oversized 10ft front door. Fully glazed floor to ceiling entrance in a powder coated aluminium to allow plenty of natural light to a galleried landing in an oak finish with oak beamwork. Pointed stone wall. Oak laid flooring. Skimmed walls. Staircase leading up to first floor landing. Glazed and chrome double doorway opens into dining room.

#### Dining Room 11'9" 17'6" (3.58m 5.33m)

Adaptable secondary reception space that comprises a range of fitted powder coated aluminium double glazed windows to front and rear elevation. Matching rear pedestrian door with inset horizontal blind. Fully skimmed walls and ceiling with LED chrome spotlighting. Fitted carpet. Alarm panel housed to wall. Underfloor heating manifold.

### WC

Two piece suite in white comprising wall hung low level WC by Villeroy & Boch with Geberit chrome double flush. Pedestal wash hand basin with underset grey vanity unit and chrome mixer tap. Fully tiled walls. Mosaic tiled floor. Meters housed behind a glazed door. LED spotlighting.

#### Kitchen/ Breakfast Room 18' x 17'8" (5.49m x 5.38m)

Wonderful modern kitchen featuring a central island with Quooker tap and Corian tops extending to create a breakfast bar. Appliances, where fitted, are all 'Siemens' and are to remain including: oven, steam oven, microwave, warming drawers, coffee maker, larder fridge, freezer, dishwasher, 'Fisher & Paykel' induction hob with rapid induction technology and 'Liebherr' wine cooler. A bi-folding glass screen divides the kitchen from the larger living room. LED spotlighting throughout. Pelmeted ceiling with inset extractor hood. Flush fronted plasma screen television to remain. Exposed beamwork throughout. Powder coated aluminium double glazed window to rear elevation. Half glazed door through into utility.

#### Living Room 30'5" x 17'8" (9.27m x 5.38m)

An excellent sized principal reception room behind a glazed wall looking through into kitchen/dining room. Plenty of natural light via an abundance of powder coated aluminium fitted patio doors. Double glazed powder coated aluminium double glazed windows to rear and side elevations enjoying views across the coastline. Attractive chimney breast in a pointed stone finish with flagstone hearth. Oversized clear view log burning stove and oak lintel. Inset log wall. Fully skimmed walls and ceiling. Inset LED spotlighting. Fitted carpet. Fitted media wall with inset plasma screen TV to remain. Range of attractive downlighting.

#### Utility Room 8' x 6'8" (2.44m x 2.03m)

Additional range of matching units with fully integrated washing machine. Powder coated aluminium fully double glazed pedestrian door to rear giving access to external boiler room. Inset composite sink unit with chrome mixer tap. LED spotlighting to ceiling and exposed beamwork. Home Hub housed here for WiFi & CCTV.

### First Floor

#### Landing

Galleried landing. Glazed and chrome balustrade behind an oak hand rail and end post. Range of pointed stone beam work. Pointed stone wall. Skimmed ceiling with LED spotlighting. Fitted carpet. Range of fitted traditional radiators. Double glazed Velux window set into eaves behind blackout blinds. Range of built in storage with open shelving as well as housing underfloor heating manifold.

#### Master Suite Bedroom One 17'1" x 19'5" (5.21m x 5.92m)

An excellent sized double bedroom. Set with a vaulted ceiling. Glazed Juliette balcony behind powder coated aluminium patio doors overlooking mature gardens and pasture beyond. Range of fitted Velux windows set into eaves with inset blackout blinds. Fully skimmed walls and ceiling with inset chrome LED spotlighting. Fitted beam work. Fitted carpet. Traditional fitted radiator. Television housed to wall. Door through into dressing room.

#### Master Suite Bathroom One

Built in a wet room contemporary style and offering walk in shower with wall hung rainfall shower and chrome shower fitment. Mosaic tiled draining floor. Villeroy & Boch low level dual flush WC. Oversized wash hand basin with chrome swan neck mixer tap and under set dove grey vanity unit. Eyeline LED mirror to remain. Powder coated aluminium low level window and fitted double glazed Velux window with inset blackout blind. Fitted beam work. Tiled walls and floor. Contemporary stainless steel radiator housed to wall.

#### Master Suite Dressing Room 8'9" x 5'4" (2.67m x 1.63m)

Good sized dressing room with range of fitted bedroom furniture. Skimmed walls. LED spotlighting. Fitted beam work. Fitted carpet.

#### Suite Bedroom Two 11'9" x 12'3" (3.58m x 3.73m)

Another good sized double bedroom currently used as guest suite but could easily be master suite if necessary. Vaulted ceiling double height. Skimmed walls with inset beam work in a light oak finish. Double glazed Velux window set into eaves with inset blackout blinds. Fully skimmed walls and ceiling. Fitted carpet. Traditional radiator. Built in wardrobe. Television housed to wall. Oak doorway opens through into en suite.

#### Suite Bathroom Two

Three piece suite comprising corner quadrant shower cubicle with

chrome rainfall shower head attachment and chrome shower fitment. Wall hung Villeroy & Boch low level dual flush WC. Wall hung wash hand basin with under set vanity unit and matte black mixer tap. Fully tiled walls. Mosaic tiled floor. Fully skimmed ceiling with range of LED spotlighting. Extensive beam work. Double glazed Velux window housed to eaves.

#### Bedroom Three 11'9" x 14'2" (3.58m x 4.32m)

Good sized double bedroom with attractive beamed arch. Light oak beams to ceiling. Skimmed walls. Skimmed ceiling. Range of chrome LED spotlighting. Wooden double glazed Velux window with inset blackout blinds housed to eaves. Traditional fitted radiator. Fitted carpet. Storage set into eaves.

#### Bedroom Four 13' x 11'2" (3.96m x 3.40m)

Benefitting from an attractive mezzanine with built in ladder. Great space for a child's bedroom or storage facility. Room currently spans as an office space. Powder coated aluminium double glazed window to front elevation. Fully skimmed walls. Fitted beam work. Fitted carpet. Traditional fitted radiator. Built in fitted wardrobe.

### Family Bathroom

Villeroy & Boch split effect tiled panelled bath with inset plasma waterproof TV screen with linked surround sound speaker system. Low level LED lighting. Oversized wash hand basin with inset vanity unit. Keuco vanity unit housed to wall. LED fitted mirror. Low level wall hung WC by Villeroy & Boch and chrome dual flush. Fully tiled walls and floors with a split face feature tiled wall. Fitted beam work. LED spotlighting. Stainless steel modern radiator. Double glazed Velux set into eaves with inset blackout blind.

### Outside

#### Gardens & Grounds

Set within a plot of about 3 acres in total. Extensive off road parking laid to tarmacadam, fronting the leisure complex, the gym/garage and also Squirrel Oak Barn itself. Detached garage and gym facility with parking and storage accessed via twin roller-shutter doors. Power and water connected. Paved sun terrace enjoying a southerly aspect accessed from the family lounge, the dining room and also from the utility room. Paved terrace situated from bar/leisure facility with external surround sound speaker system, outdoor kitchen etc. Extensive gardens laid to lawn with pergola to the North Western section of the garden offering app based instruction. Adjoining paddock laid to grass leys. A separate gated entrance and path runs from Morfa Lane to the rear of the leisure complex to link to the paddock. Electric double gated access into tarmacadam in and out driveway to front.

#### Gym/ Garage 47'6" x 18'8" (14.48m x 5.69m)

Situated in an attractive converted stone barn where the purchaser

has converted one of the two garages into a fully functioning gym with fully skimmed walls and ceilings. Gym matted flooring. Range of built in powder coated aluminum double glazed windows. Electric up and over garage door still in situ. Pedestrian powder coated aluminum door. Internal access into garage two. Good sized single garage with skimmed walls and ceiling. Power and light. Situated behind up and over electric garage door. Situated on a concrete base.

### **Pool Room 38'10" x 22'6" (11.84m x 6.86m)**

Detached timber clad leisure facility comprising indoor heated pool with 'Endless Lane' swim machine, programmable for different paces and times (remote and app based) and 8 seater jacuzzi by 'Vian Power'. Situated in a vaulted pool room with inset glazed light pockets. Range of powder coated aluminium bi-folding doors to the elevation overlooking the forecourt. Further five door run of powder coated aluminium bi-folding doors opening out onto the slate laid patio. Built in steam room (4'9" x 8'3"). Inset shower room (4'9" x 13'9") with walk in wet room style shower. Flush fronted tray to floor. Chrome wall mounted shower rainfall shower head and separate shower head fitment. Low level dual flush WC. Corner wall hung wash hand basin. Air conditioning unit housed to wall.

### **Bar/Cinema/Living Room 34'2" x 13'6" (10.41m x 4.11m)**

Situated behind a glazed wall from the leisure facility to an attractive hobby room with large plasma screen television, surround sound speaker system, and bar facility. Vaulted skimmed ceiling with inset glazed light pockets. LED spotlighting throughout. Five door run of bi folding doors opening out onto patio. Electric log effect fire to wall.

### **Kitchen 9'5" x 8'4" (2.87m x 2.54m)**

Range of handleless white gloss wall and base units. Composite sink and drainer with mixer tap. Skimmed walls and ceiling. LED spotlighting. Tiled flooring.

### **Services**

Owned solar panels for electric and hot water, charges air source heat pump which heats underfloor heating downstairs and radiators upstairs. Mains electric and water. Drainage by Cesspit which is serviced annually. Pool house also has solar panels that powers hot tub and air conditioning. Oil back up system. The WiFi throughout is supplied by Starlink with home hub in the utility room. Lighting by RAKO, app and smart lighting controlled. Sound system by Denon with app controlled system called Heos.

### **Solar & Battery Storage**

Main house:

- Solar and battery:
- o 8.17kW of All Black solar panels – lower bills and emissions
- o 20.72kWh Battery storage for energy independence and reducing

reliance on the grid

- o Myenergi Eddi to maximise consumption of your own solar electricity by diverting any excess to heat the hot water cylinder – free hot water in summer months
- Heating
- o 20kW Ecoforest ASHP – powered in part by your own solar battery system
- o 300L Oso hot water cylinder for efficient hot water storage

Pool house:

- Powering pool house, heating and cooling with your own solar battery system:
- o 7.31kW of All Black solar panels
- o 20.72kWh Battery storage

### **Audio, Visual & Network**

Internet connectivity :  
Starlink Gen 3 - Wall mounted

WiFi :

Ubiquiti UniFi router and access points throughout House, outbuilding & garden

Audio:

HEOS Multi room audio system  
Pool  
Gym  
Patio  
Pergola  
Living Room  
Kitchen  
Master Bedroom  
Cinema Room - HEOS audio & Dolby Atmos home theatre cinema

Lighting:

Rako lighting system  
Garden Patios  
Walkways  
Water feature  
House & Garage outside wall lights  
Cinema Room

Gate: Doorbird smart video intercom system

CCTV: Hikvision

### **Planning Permission**

The property has acquired full planning permission for a two storey

extension. Details of which can be found on the Vale of Glamorgan Planning Portal. Reference: 2022/00476/FUL

### **Directions**

From our Cowbridge office, travel along High Street into Westgate and take the left hand turn onto Llantwit Major Road. Stay on this road for approximately 2 miles until you reach a 'T-Junction'. Turn left following signs for Llantwit Major. Continue straight across at the first and second cross roads ('Topstak' and 'Go-Karting' respectively), and take the next right turning. Travel for a further 1/3 of a mile and take the first left hand turning into a country road; the driveway for Squirrel Oak Barn will be found to the right hand side. What3Words: [///chain.retraced.gong](https://www.what3words.com/chain.retraced.gong)



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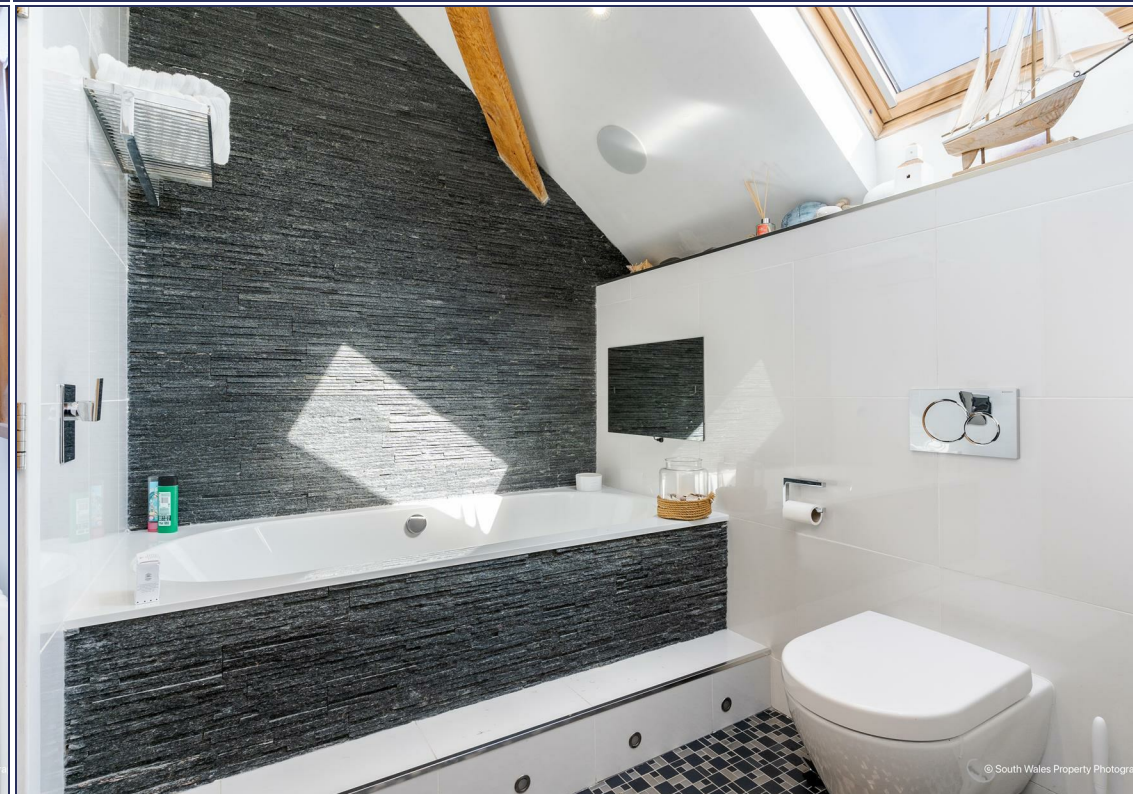


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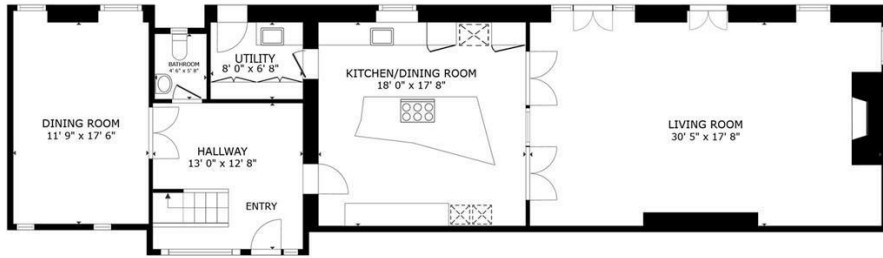
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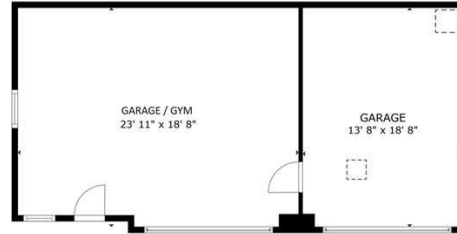




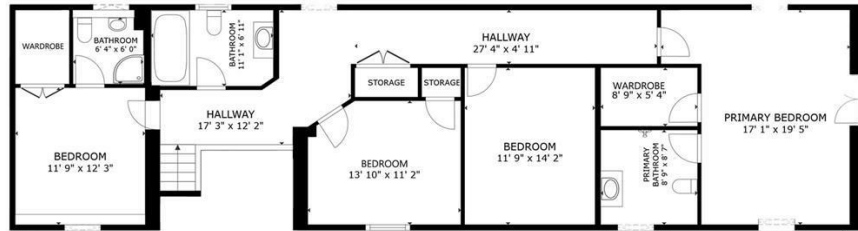




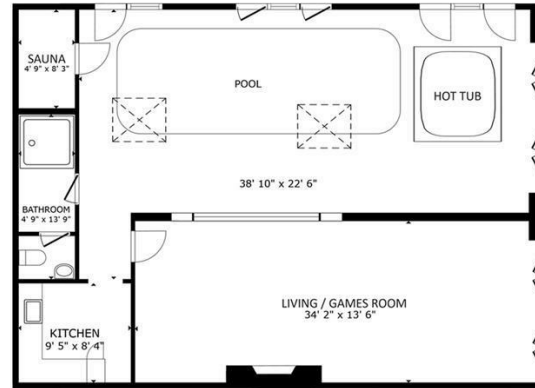
GROUND FLOOR



GARAGE

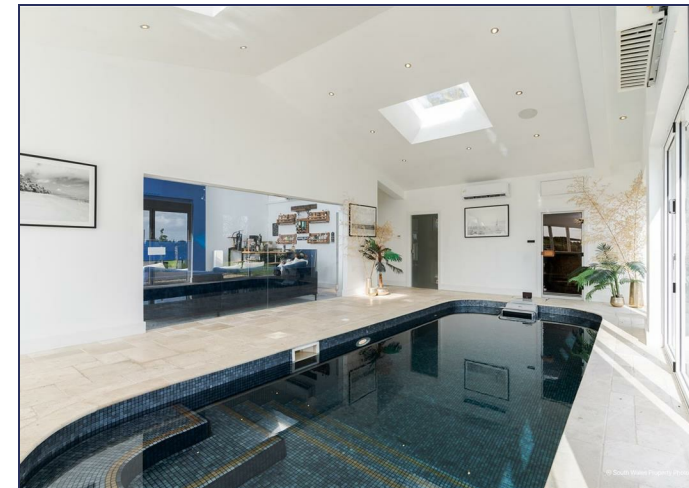


FIRST FLOOR



LEISURE COMPLEX

GROSS INTERNAL AREA  
 GROUND FLOOR: 1,369 SQ FT  
 FIRST FLOOR: 1,374 SQ FT  
 GARAGE: 255 SQ FT  
 LEISURE COMPLEX: 1,366 SQ FT  
 TOTAL: 4,801 SQ FT



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>94</b>	<b>95</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	EU Directive 2002/91/EC	England & Wales

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	EU Directive 2002/91/EC	England & Wales

