



Chapel Farm

Nurston, CF62 3BH

Price £775,000

HARRIS & BIRT



An excellent opportunity to purchase this substantial detached property situated in a peaceful hamlet of Nurston within close proximity of local amenities, yet in a secluded semi rural location. The property offers adaptable usage, either as a quality six bedroom detached property or alternatively as a three bedroom main residence with three reception rooms, and three bedroom annexe with open plan living/kitchen/dining space. There is attractive forecourt off road parking to front, as well as detached garage and sizeable flat, private rear garden mainly laid to lawn. The property would suit anyone looking for multi-generational living or extended families etc.

Nurston is a small hamlet comprising mostly individual detached houses within walking distance of Fonmon Castle and the village duck pond. Local facilities include the well regarded thatched Blue Anchor Public House. Just down the road is the coastal village of Rhoose within short driving distance. Good local facilities include range of shops including convenience stores, post office etc as well as doctors surgery and well regarded primary school. The Heritage Coastline is just short distances to the south. Easy access to the major road network brings major centres including the capital city of Cardiff, Bridgend, Swansea and M4 corridor.

- Spacious Detached Property
- Spacious Reception Rooms Throughout
- Sizeable & Private Rear Gardens
- EPC: TBC
- Six Bedrooms (or Useful as Split Generational Accommodation)
- Off Road Parking & Detached Garage
- Beautiful Hamlet of Nurston

Accommodation

Ground Floor

Entrance Hall 6'5 x 4'2 (1.96m x 1.27m)

Entered Via UPVC front door with obscure glazed widows to side. Fitted carpet. Skimmed walls and ceiling. Inset ceiling spotlighting.

Hallway 11' x 11'1 (3.35m x 3.38m)

Fitted carpet. Skimmed walls with fitted dado rail. Textured ceiling with inset coving. Pendant ceiling lighting.

Kitchen/Breakfast Room 17'9 x 12'8 (5.41m x 3.86m)

Fitted wooden country kitchen with range of wall and base units, as well as features to include mottle effect worksurfaces. 1.5 sink bowl and drainer with hot and cold tap over. Large oven and grill with warming tray and inset induction hob with extractor fan over. Exposed brick splashbacks. Skimmed walls. Tiled flooring. Textured ceiling. Space for dining table and chairs. Fitted radiator. Two windows to front and further window to side.

Family Room 25'7 x 14'4 (7.80m x 4.37m)

UPVC windows to rear. Engineered oak flooring. Skimmed walls with dado rail. Textured finish and coved ceiling. Wall and pendant lighting. Inset wood burner fireplace with stone surround.

Sunroom 9'10 x 14'1 (3.00m x 4.29m)

UPVC construction with inset French doors to rear garden. Lantern ceiling light. Fitted carpet. Inset ceiling spotlighting.

First Floor

Landing 17' x 5'9 (5.18m x 1.75m)

Staircase to first floor landing. Communicating doorways to all first floor rooms. Double glazed window. Fitted dado rail. Access to loft via hatch. Coved ceiling.

Bedroom One 20' x 14'5 (6.10m x 4.39m)

UPVC windows to the rear. Fitted carpet. Skimmed walls. Coved and textured ceiling. Pendant ceiling lighting and wall lighting. Archway leading to shower. Two built wardrobes.

Bedroom Two 13'11 x 9'9 (4.24m x 2.97m)

UPVC Window to the front. Velux window. Fitted carpet. Skimmed walls and ceiling. Pendant ceiling lighting.

Bedroom Three 10'7 x 9'9 (3.23m x 2.97m)

UPVC Window to the front. Velux window. Fitted carpet. Skimmed walls and ceiling. Ceiling spotlighting.

Bathroom 7'6 x 8'11 (2.29m x 2.72m)

Fitted carpet. Tiled walls and skimmed ceiling. Pendant ceiling lighting. Velux window. Three piece suite comprised of low level WC. Panelled bath with shower attachments. Glass wash hand basin with mixer tab.

Annexe

Annexe - Ground Floor

Hallway 6' x 13'9 (1.83m x 4.19m)

Open hallway with straight staircase to first floor landing. Inset half glazed door. Inset ceiling spotlighting. Fitted radiator. Fitted carpet.

Bedroom One 8'8 x 11'9 (2.64m x 3.58m)

UPVC window to front. Fitted carpet. Skimmed walls and ceiling. Inset ceiling Spotlighting. Fitted radiator.

Shower Room

Three piece suite in white comprising of low level WC. Wash hand basin with hot and cold tap. Shower cubicle behind glass door with electric shower and shower head attachment. Tiled flooring. Partially tiled and skimmed walls. Inset ceiling spotlighting. Chrome vertical heated towel rail.

Kitchen/Living/Dining 15'1 x 18'2 (4.60m x 5.54m)

Fitted kitchen with range of wall and base units set under and over laminate work surfaces and over hang for breakfast bar. 1.5 stainless steel sink bowl and drainer. Tiled splashbacks. Four ring induction hob with extractor fan over. Inset oven and grill. Integrated fridge/freezer. Space for dining table and chairs. Skimmed walls and ceiling. Range of ceiling spotlights. Tiled flooring. Fitted radiator. Space for American style fridge/freezer. Boiler housed to kitchen wall. French doors open out onto rear garden.

Annexe - First Floor

Landing

Straight staircase to first floor. Access to loft via hatch. Fitted carpet. Skimmed walls.

Bedroom Two 15' x 16'8 (4.57m x 5.08m)

UPVC window to rear. Fitted carpet. Skimmed walls and ceiling. Inset ceiling Spotlighting. Fitted radiator. Door to;

En Suite Bathroom

Three piece suite in white comprising of low level WC. Pedestal wash hand basin with hot and cold tap. Panelled bath with hot and cold taps behind glass door with electric shower and shower head attachment. Tiled flooring. Partially tiled and skimmed walls. Inset ceiling spotlighting. Chrome vertical heated towel rail.

Bedroom Three 15' x 12'4 (4.57m x 3.76m)

UPVC curved picture window to front. Carpeted flooring. Skimmed walls and ceiling. Inset ceiling Spotlighting. Fitted radiator.

Outside

Detached Garage

Pitched roof detached garage with up and over garage door. Power and light. Excellent storage opportunity.

Gardens

Attractive flat, private and secluded gardens mainly laid to lawn with al fresco dining terrace. Sizeable forecourt to front with ample parking and driveway to garage. In and out driveway to front. The garden is currently split in two for both main house and annexe. Mature hedgerows to rear and well fenced boundaries.

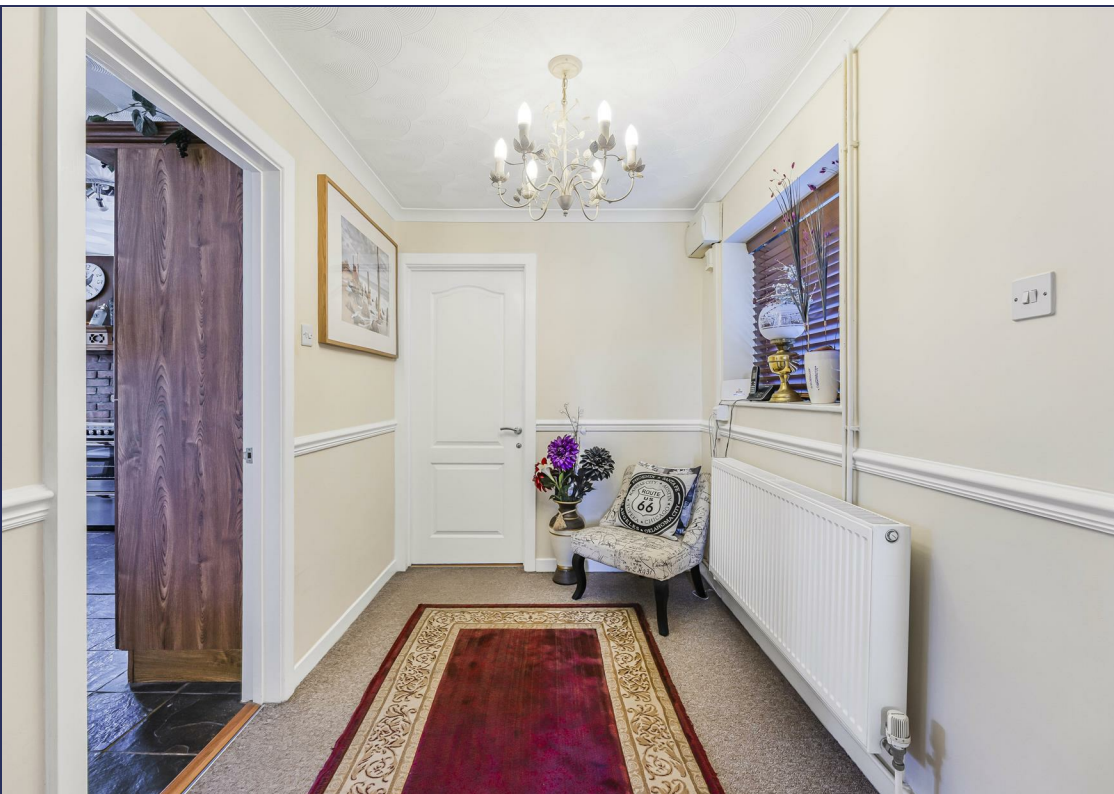
Services

Mains water and electricity. Drainage to cesspit. No gas. Central heating by LPG.

Directions

What3Words: ///panicking.amaze.incur

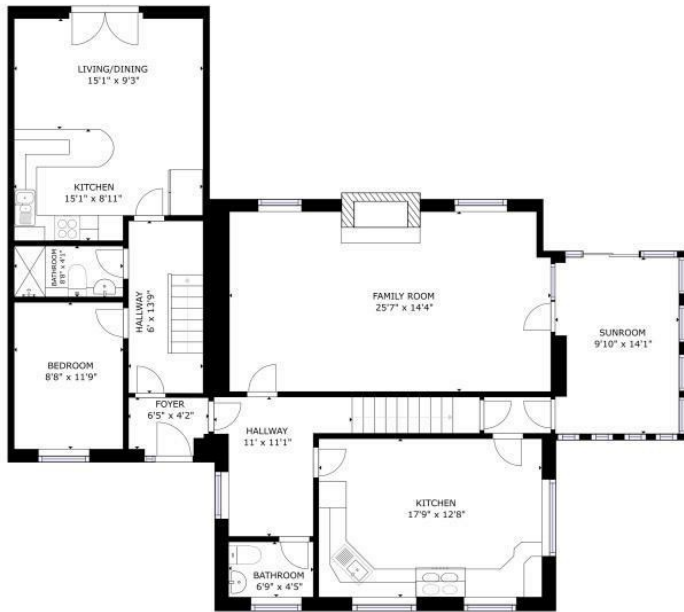
From our offices at 65 High Street, Cowbridge turn left and proceed up the high street to the traffic lights and then straight on up the hill onto the A48 towards Cardiff. At the set of traffic lights between the villages of Bonvilston and St Nicholas, turn right and proceed to the end of new "Five Mile Lane" road. At the roundabout, turn right onto Port Road West. At the first roundabout take the last exit and at the second roundabout take the second exit. Take the next turning left signposted Fonmon and almost immediately take the first turning left into a country lane. Chapel Farm is facing you at the end of this lane to the right. Approaching from Cardiff take the main coast road from Culverhouse Cross until you come to the "Five Mile Lane" roundabout as referred to above. This roundabout has a petrol station and Co-op on the corner.











FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1469 sq ft, FLOOR 2: 1310 sq ft
 TOTAL: 2779 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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	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	

