



# Ffynnon Newydd Trepit Road

Wick, Cowbridge, CF71 7QL

Price £799,950

HARRIS & BIRT



Ffynnon Newydd comprises an attractive 300 year old farm house and converted barn which has been substantially extended to create this detached family home. Spanning over 3,000 sq/ft of accommodation whilst being situated in approximately 2.2 acres of mature level flat pasture. The property is situated on the outskirts of the popular village of Wick and is within walking distance of all the village amenities. The accommodation, offering plenty of character features throughout, comprises an entrance porch, hallway, three reception rooms, utility room, six sizeable bedrooms and two bathrooms. The property is found with an abundance of character. Integrated double garage and adaptable pasture lands that can be used for a multitude of uses.

Wick is an attractive small village with particularly good local facilities including primary school, village shop, parish church, village hall, two pubs and a rugby club with own ground. The heritage coastline is a short distance to the south. The coast road brings major centres including the capital city of Cardiff, Bridgend etc within comfortable commuting distance.

- Extended & Substantial Detached Farmhouse
- Six Bedrooms
- Outskirts of Popular Village of Wick
- Character Features Throughout
- Dating Back Over 300 Years
- Circa 2.2 Acres of Mature Pasture Land
- Excellent Primary School
- EPC: D

## Accommodation

### Ground Floor

#### Entrance Porch

Entered via part glazed timber door. Flagstone laid flooring. Wall mounted up lights. Skimmed walls. Fitted radiator. Glazed panelled door opens through into entrance hall.

#### Hallway

Open entrance hall. Plenty of understairs space. Wooden fire door opens through into garage. Skimmed walls and ceiling. Fitted radiator. Glazed wooden door offers access to rear. Flagstone laid flooring. Quarter turn staircase leads up to first floor landing. Fitted radiator. Archway access through into kitchen/dining room.

#### Kitchen/ Dining Room 18'3 x 18'1 (5.56m x 5.51m)

Attractive shaker style farmhouse country kitchen. Features to include range of wall and base units. Matching wooden worksurfaces. Tiled upstands. Skimmed walls and ceiling. Matching flagstone laid flooring. Fitted radiator. Wooden sash windows to side elevation allowing plenty of natural lighting. Wooden glazed patio doors to rear elevation. Further features include Zanussi double oven with gas four ring hob. Fully tiled splashbacks. Part tiled granite worksurfaces. Archway opens through into sitting room.

#### Family Room 20'0 x 14'6 (6.10m x 4.42m )

Two uPVC double glazed windows to front elevation. Attractive original exposed stone fireplace set on a slate hearth. Wood effect flooring. Skimmed walls and ceilings. Doorway opens through into living room.

#### Living Room 20'10 x 16'5 (6.35m x 5.00m)

Impressive inglenook fireplace in pointed stone with an oak lintel and inset bread oven. Space for free standing log burning stove. Inglenook stairway. Two uPVC double glazed windows to front elevation. Timber inset glazed door to front. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Internal door through into inner hall.

#### Inner Hall

Accessed off the kitchen/dining/family room. Skimmed walls and ceiling. Wooden glazed pedestrian door to rear elevation. Separate door into living space. Access to loft via hatch. Fitted radiator. Flagstone laid flooring. Doorway opens into shower room.

#### Shower Room

Three piece suite comprising low level WC. Wash hand basin. Walk in shower cubicle with integrated chrome shower, rainfall shower head attachment and separate shower head fitment. uPVC double glazed opaque window to rear elevation. Extractor fan. Fitted flagstone laid flooring.

#### Laundry 11'1 x 9'5 (3.38m x 2.87m )

Useful space currently housing a range of white goods. uPVC double glazed window to rear and side elevation. China Belfast sink with wall mounted taps. Tiled splashbacks. Access to loft via hatch. Fitted radiator. Flagstone laid flooring. Worcester green star AG+ boiler housed to wall.

### First Floor

#### Landing

Accessed via full turn staircase to open landing. Dual aspect via two glazed sash windows to front and rear. Spans full width of the property. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

#### Master Bedroom 18'3 x 18'5 (5.56m x 5.61m )

Attractive double sash picture window overlooking the orchard and garden beyond with far ranging views across the valley. Three inset Velux windows. Range of fitted down lighters. Plumbing and waste are all plumbed in for a potential en suite if necessary.

#### Bedroom Two 11'10 x 11'5 (3.61m x 3.48m)

Good sized double bedroom. Part pitched ceiling. uPVC double glazed window to front elevation. Skimmed walls and ceiling. Internal uPVC double glazed opaque window. Fitted carpet. Fitted radiator.

#### Bedroom Three 8'8 x 11'1 (2.64m x 3.38m)

Part pitched ceiling. uPVC double glazed window to front elevation. Access to loft via hatch. Fitted six arm chrome light fitting. Fitted single wardrobe.

#### Bedroom Four 8'3 x 10'6 (2.51m x 3.20m)

Part pitched ceiling. uPVC double glazed low level window to front elevation. Skimmed walls and ceiling. Pendant ceiling light. Fitted single radiator. Fitted carpet.

#### Bedroom Five 12'8 x 15'5 (3.86m x 4.70m)

Excellent sized double bedroom. Part pitched ceiling. uPVC double glazed window to front elevation. Fitted carpet. Fitted radiator. Access to loft via hatch.

#### Play Room 15'8 x 19'4 (4.78m x 5.89m )

Part pitched ceiling with two wooden sash windows offering dual aspect natural light. Timber effect flooring. Doorway opens through into bedroom six.

#### Bedroom Six/ Office 9'5 x 19'4 (2.87m x 5.89m)

Triple aspect with wooden glazed sash windows to all aspects. Wooden timber effect laid floor. Skimmed walls and ceiling.

#### Bathroom 8'4 x 6'10 (2.54m x 2.08m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled walls and floors. Open shelving. Inset Velux window to eaves. Wall mounted heated towel rail.

## Outside

### Integrated Garage 24'9 x 21'2 (7.54m x 6.45m )

Integrated double garage with concrete floor. Range of strip lighting to ceiling. Two independently operate up and over garage doors. Skimmed ceilings. Power points. Power and light. Two glazed wooden sash windows to rear elevation. Integral door to main entrance.

### Garden & Grounds

The gardens and grounds span to approximately 2 acres. They comprise a generously sizable front driveway laid to block paviour. Walled garden with inset pitched storm porch leading to front door. The front garden is flanked by a stone built wall and raised beds and borders and is found in excellent condition. There is an attractive side paddock well fenced to post and rail behind a small five bar gate. Mainly laid to lawn. Sizeable five bar gate giving access to the large pasture beyond. Block paviour dining terrace spans the full width of the property and is great for alfresco dining. Range of mature fruit trees creating an orchard. Range of timber storage sheds. Herb garden and greenhouse. Boundaries are laid to mature hedgerows and offer private and secluded pasture beyond that could be used for an adaptable range of uses. Inset pond providing plenty of natural water.

### Services

The property is serviced by mains gas, electric, water and drainage.

### Directions

From our offices at 65 High Street in Cowbridge travel West along the high street turning left onto Llantwit Major Road. Follow this road unit reaching the staggered cross roads and turn left towards Llantwit Major. At the end of this road take the third exit at the roundabout onto Wick Road and continue on this road until entering the village of Wick. Turn left just before The Lamb & Flag public house and go straight across the cross roads onto Trepit Road. The last property on your right hand side will be Ffynnon Newydd before the country lane narrows.

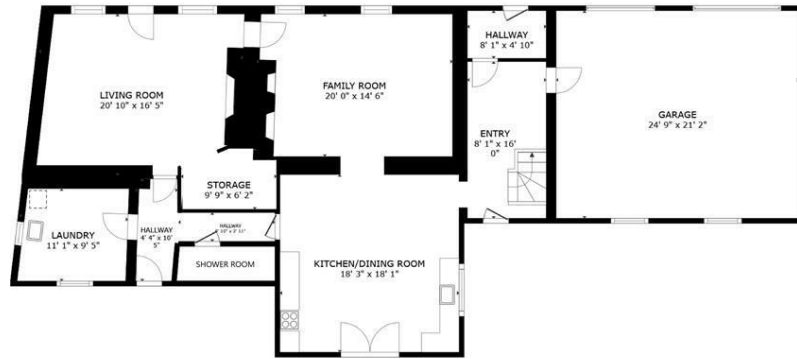
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 1,465 sq.ft. FLOOR 2 1,594 sq.ft.  
 EXCLUDED AREAS : GARAGE 523 sq.ft. REDUCED HEADROOM 88 sq.ft.  
 TOTAL : 3,058 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**HARRIS & BIRT**  
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