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Ty Coed Y Mwstwr Isaf

Coychurch, Bridgend, CF35 5HW

Price £950,000

HARRIS & BIRT



An elevated and unique smallholding set in circa 3.8 acres of mature pasture and with an excellent array of equestrian facilities throughout. This impressive package briefly comprises main detached dwelling with four bedrooms, three bathrooms and four reception rooms, as well as timber built lodge, detached double garage, range of stable blocks, ménage, tractor store, horse walker and tack room, rug store and hay store. The property is unique in as much that both the property and equestrian facilities offer real modernity, and are found in excellent condition throughout.

The accommodation to the main residence is found in excellent condition and briefly comprises; entrance porch, living room, sitting room, dining room, two office spaces, kitchen/ breakfast room, utility, boot room and WC to ground floor. With stairs leading up to first floor comprising master bedroom with en suite, bedroom two with en suite and bedroom three, interconnected through to bedroom four, again with its own shower room. Attractive formal gardens to side and rear, alongside a summerhouse currently in use as a summerhouse with a fitted kitchen and entertaining terrace, as well as sauna and shower room adjacent.

The location is a delight, offering views across Coed Y Mwster Golf Course and the countryside beyond, as well as within just a short drive of the M4 corridor and Junction 35. The smallholding is within easy commute of major centres like Cardiff and Swansea, as well as with easy reach of Bridgend, Pontyclun Barry and the ever popular market town of Cowbridge. This property is a real equestrian purchasers dream, viewing highly recommended.

- Impressive Equestrian Based Smallholding
- Attractive Detached Four Bedroom, Three Bath and Four Reception Dwelling
- Range of Stable Facilities
- Grazing Parcels with Excellent Fencing Surrounding
- Easy Access to M4 Corridor
- Situated in Circa 3.8 Acres
- Detached Timber Built Lodge, Sauna and Shower Room
- Oversized Menage and Jump Store, as well as Tractor Store
- Wonderful Countryside Views
- EPC Rating - F

Main House

Accommodation

Ground Floor

Entrance Porch

Entered via wooden oversized front door with inset vision glazed panels. Further natural light via glazed fan panel to open entrance porch. Space for shoes and cloaks. Communicating wooden fully glazed double doors open through into;

Sitting Room 16'4 x 16'4 (4.98m x 4.98m)

Attractive secondary reception space with clear view log burning stove set on a stone hearth with pointed stone surround. UPVC double glazed picture window to front enjoying fantastic countryside views down the valley. Papered walls with fitted dado rail. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

Living Room 21'8 x 16'4 (6.60m x 4.98m)

Attractive feature fireplace in pointed stone with oak laid mantle. Open fire that provides a fantastic feature to this wonderful room. Two UPVC double glazed picture windows with inset window seats and underset storage. Overlooking front courtyard. Skimmed walls. Coved and skimmed ceiling. Wood laid flooring. Fitted radiator. Attractive built in open shelving unit to wall. Step up with doorway through into;

Kitchen/ Breakfast Room 18'2 x 13'5 (5.54m x 4.09m)

An attractive farmhouse kitchen in a light Oak shaker style with granite work surfaces. Features including Rangemaster cooker with electric hob and under set electric oven. Overhead chimney extractor. Integrated dishwasher behind matching decor panel. Integrated fridge behind matching decor panel. Eyeline Bosch microwave. Stainless steel 1.5 sink and chrome swan neck mixer tap with grooved drainer. Open fronted wine shelving. Attractive double opening larder unit with plenty of space for storage. Fitted island with overhanging L shaped breakfast bar. Attractive pendant down lighting. Matching granite upstand. UPVC

double glazed window to rear elevation. UPVC double glazed patio doors to side elevation. Further skimmed walls and ceiling with tiled splash back. LED chrome spotlighting. Wood effect tiled flooring. Inset speaker system. Oak door opens through into;

Boot Room

UPVC half glazed pedestrian door opens out onto side entrance. Good shoe and cloak storage. Fully tiled walls. Oak effect tiled flooring. High level storage. Door through into kitchen.

Inner Hall

Effective inner stair hall with straight carpeted staircase leading up to first floor landing. Papered walls. Skimmed ceiling. Wood effect flooring. Door through into;

WC

Two piece suite in white comprising low level dual flush WC. Wall hung oval wash hand basin with chrome mixer tap and underset vanity unit. Mottle effect work surface. UPVC double glazed opaque window to rear elevation. Skimmed walls and ceiling. Oak effect tiled flooring.

Utility Room

Good sized utility space with wood effect work surface. Plenty of space for washing machine and tumble dryer. UPVC opaque window to rear elevation. Skimmed walls and ceiling. Tiled flooring.

Dining Room 14'11 x 12'1 (4.55m x 3.68m)

Semi-open plan from inner hall. Door through from sitting room to a good sized and adaptable dining room. Attractive feature beams. Papered walls. Wood effect flooring. Fitted radiator. Door through into attractive LARDER STORAGE ROOM comprising two up and over fridge/freezers and a range of open shelving. Further access to another good sized STORAGE ROOM offering a range of high level hanging rails with skimmed walls and LED spotlighting. Wooden double doors from dining room open up into;

Office 8'4 x 15'8 (2.54m x 4.78m)

The office spans two rooms across the North wing of the property. Benefits from natural light via inset UPVC Velux

windows. High level horizontal double glazed UPVC windows. Fully skimmed walls and ceiling with inset LED spotlighting. Wood effect tiled flooring. Fitted radiator. Four door run of built in floor to ceiling fitted cupboards providing excellent storage space. Oak glazed door through into study. Comprising an adaptable study space with UPVC double glazed Velux window to roof. UPVC double glazed patio doors open out onto front terrace. High level horizontal windows. Skimmed walls and ceiling. Wood effect flooring. Fitted radiator.

First Floor

Landing

Accessed via straight carpeted staircase to open landing. UPVC double glazed windows providing plenty of natural light. Fitted radiator. Range of fitted downlighting. Communicating doors to all first floor rooms.

Master Suite Bedroom One 16'2 x 18'2 (4.93m x 5.54m)

An excellent sized double bedroom. UPVC double glazed windows to rear and side elevation. Papered walls. Wood clad ceiling. Feature beam work. Light oak effect fitted floor boards. Fitted radiator. Electric fitted radiator. Six door run of floor to ceiling fitted wardrobes, two mirror fronted. Door to;

Master Suite Bathroom One

Three piece suite in white comprising P shaped panelled bath with chrome mixer tap and integrated shower and shower head attachment behind a chrome and glazed shower screen. Low level dual flush WC. Oversized wash hand basin set into a white gloss vanity unit with eye line mirror fronted vanity unit fixed to wall with LED spotlighting. Further fitted vanity unit with oak work surface. Fully tiled walls. Range of fitted spotlighting. Oak effect flooring. Chrome wall mounted heated towel rail.

Suite Bedroom Two 8'8 x 17'7 (2.64m x 5.36m)

Another good sized double bedroom with UPVC double glazed window to front elevation enjoying far ranging scenic views across Ty Coed Y Mwstwr Golf Club and

countryside beyond. Papered walls. Wood effect flooring. Range of fitted bedroom furniture. Fitted radiator. Door to;

Suite Bathroom Two 9'3 x 8'2 (2.82m x 2.49m)

Jack and Jill to dressing room and Bedroom Two. Three piece suite comprising tiled panelled bath and integrated chrome tap and shower head attachment. Low level dual flush WC and pedestal wash hand basin. UPVC double glazed window to front elevation. Fully tiled walls. Tile effect vinyl laid flooring. Wall mounted heated towel rail.

Dressing Room 9'3 x 5'6 (2.82m x 1.68m)

An adaptable space currently in use as dressing room from Bedroom Two. Access to loft via hatch. L shaped run of floor to ceiling fitted wardrobes.

Bedroom Three 9'4 x 14'0 (2.84m x 4.27m)

Good sized double bedroom. UPVC double glazed window to front elevation enjoying those fantastic views. Deep recessed window sill provides attractive window seating. Skimmed walls and ceiling. Fitted radiator. Fitted carpet. Built in wardrobe housing hot water cylinder.

Bedroom Four 9'6 x 12'6 (2.90m x 3.81m)

Good sized double bedroom currently in use as nursery. Connecting door into bedroom three. UPVC double glazed window enjoying those far reaching views. Good sized recessed window seat. Skimmed walls and ceiling. Fitted carpet. Range of built in bedroom furniture. Concertina door opens through into;

En Suite Bathroom

Three piece suite in white comprising quadrant shower cubicle with integrated chrome shower and rainfall shower head attachment. Separate shower head fitment. Low level dual flush semi flow WC. Pedestal wash hand basin. Tiled splash backs. Range of LED spotlighting. Slate effect tiled flooring.

Outside

Garage

Detached pitched roof single skin garage construction. Accessed via electric up and over garage door. Power and light. Excellent storage space. Separate up and over door situated to the adjacent side. UPVC double glazed opaque window to rear. Pedestrian door. To the rear is a fitted WC with low level dual flush WC and pedestal wash hand basin with underset vanity unit. UPVC double glazed opaque window to side. Fully tiled walls. Contrasting tiled floor. Eaves storage.

Timber Lodge 18'8" x 12'3" (5.69m x 3.73m)

An attractive detached timber lodge situated to the front of the property. Benefits from decked and flagstone laid terrace. Pitched roof cover. Wooden double glazed doors offer access into an open plan living, dining, kitchen space. Fitted U shaped shaker style kitchen. Wood flooring. Mottle effect work surface. Features including electric four ring hob and underset electric oven. Under counter integrated fridge. Stainless steel sink and drainer with chrome swan neck mixer tap. Free standing log burning stove set on a slate laid hearth. Range of wooden glazed windows. Power and light. Wooden flooring. Separate doorway access through into sauna and shower room. Attractive built in sauna with an Oceanic coal sauna system in a timber framed room with bench seating. Shower room comprises walk in shower cubicle with electric Triton shower and shower head attachment.

Stable Block One/Two

Two good sized pitched roof loose boxes currently in use for storage. Power and light. The second offers an excellent sized mother and foaling stable if necessary.

Timber Store

Timber built store set on a concrete base. Power and light. Outside tap.

Yard

The first block of stables is situated adjacent to the property on the forecourt of the main house. Stepping up to

the rear of the property you'll reach the yard accessed via a farm track and five bar gate to side. The yard offers access to the main stable block and equestrian facilities. Including the ménage, aluminium clad barn, jump store, feed store, rug store and range of fitted loose boxes.

Stables

L shaped run of excellent sized stables with good sized under cover facility to front. Wall mounted hay stores to all stables as well as range of fitted solarium lamps. Adjacent is a monopitched lean to (a huge benefit to the Farrier). Two further good sized foaling stables. One currently used as a hay store and monopitched roof. Timber built feed and rug room. Power, light and drying facilities. Attractive horse walker and a further run of two stables if necessary. Tack room.

Ménage 131'2" x 82'0" (40' x 25')

Outdoor floodlit ménage with a sand and rubber composite mix. Post and rail fencing.

Pasture Land

Attractive smaller grazing parcels with acreage split into 4. Gently sloping. Grass lays.

Gardens & Grounds

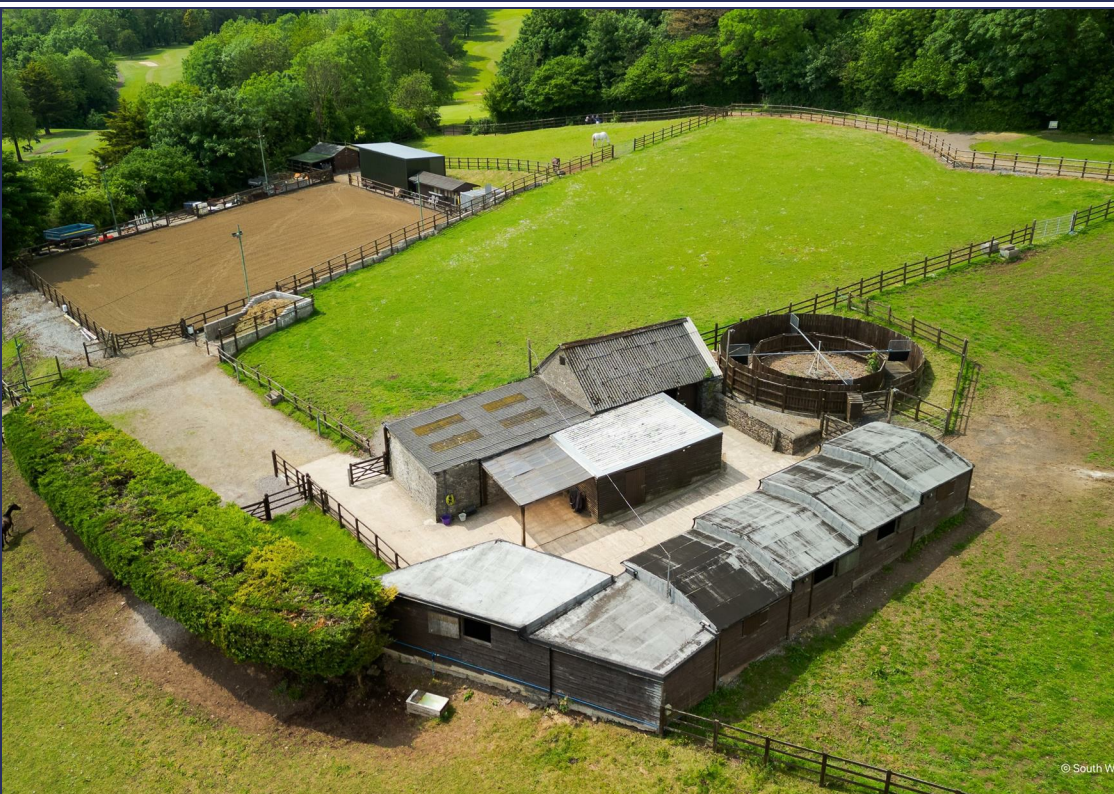
Attractive formal gardens mainly laid to lawn with patio laid terrace and surround. Raised beds and borders with easy access to front forecourt, laid to block and with in and out driveway, as well as access to garage, main house and timber lodge. Separate farm track leads up to yard and stables.

Services

Oil Fired Central Heating. Mains electric. Mains water. Drainage via a septic tank.

Directions

What3Words: ///estate.according.obscuring













HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
GROUND FLOOR 1,642 sq.ft. FLOOR 1 985 sq.ft.
TOTAL : 2,626 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

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