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**Westra Fawr Farm, Westra, Dinas Powys, CF64 4HA.**

**£895,000**

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Westra Fawr Farm is a large stone built six-bedroom former Farmhouse, reputed to be 17th Century, greatly extended in 1889, and occupying a charming semi-rural location with an acre of gardens and grounds, fronting open countryside with stunning far reaching views towards the Bristol Channel. This truly distinctive and unique family home occupies a highly sought after location just off Westra, a beautiful country road, located on the edge of Dinas Powys, comprising detached country houses just a short distance to both Dinas Powys Golf Course and St Andrews Major Golf Course. Within walking distance is St Andrews Major Church In Wales Primary school, Dinas Powys Common and Dinas Powys Village centre. Constructed in stone and inset with high quality Accoya double glazed windows (new in 2019), this substantial and versatile residence benefits a modern pitched roof with energy saving solar panels (installed circa 2015), and benefits many quality improvements including a new gas supply, a new gas heating system (2016), new electrics (2016), a new hot water system with an unvented hot water cylinder (2016), Lime plastering, together with charming exposed stone walls and a grand entrance reception hall. This charming entrance reception hall is approached via a part panelled double glazed front entrance door with patterned glass and upper light windows leading to a central hall with exposed stone walls and mosaic tiled floor, and a wide original spindle balustrade staircase. Some of the house has its original lime pointing, in good condition. Some has modern concrete pointing. The versatile living space would prove ideal for a large growing family, but also would allow for conversion to three/four self-contained apartments, with many alterations already completed, however there are several further rooms that are unrenovated.

As a family home the property comprises three large reception rooms, including a dining room (19'3 x 12'3), a lounge (16'2 x 14'10), and a sitting room (16'2 x 14'0). The ground floor also includes a 21 FT kitchen, a downstairs cloak room, a study and a separate shower room. The first floor comprises six bedrooms and two bathrooms, with scope for a further bathroom ensuite if required. Outside the gardens include a charming centre courtyard independently approached from both the kitchen and the utility room, and a further outer door that leads to the side, this unique setting is equipped with cloisters with brick pillars and arched fronts and is chiefly paved and walled and provides an ideal sun trap. The front gardens are lawned and enclosed original stone walls leading onto an acre of grass land, all screened with trees and hedgerow affording much privacy. A superb family forever home in a stunning location surrounded by countryside, a special gem nestled in the outstanding Vale of Glamorgan. Must Be Seen!



**Entrance Reception Hall 13' 1" x 9' 4"** (3.99m x 2.84m) A charming entrance reception hall approached via a part panelled double glazed front entrance door with patterned glass and upper light windows leading to a central hall with exposed stone walls and mosaic tiled floor, wide original spindle balustrade carpeted staircase leading to a half landing and main landing, arched recess, under stair storage cupboard, internal doors to ground floor reception rooms.

**Utility/Cloakroom Two 8' 6" x 5' 3"** (2.59m x 1.60m) A combined utility room and cloakroom, with plumbing space for a washing machine, slim line W.C., wall mounted Vaillant gas central heating boiler, and an unvented cylinder. In addition, there are the controls for operating the solar panels. Radiator.

**Lounge 16' 2" x 14' 10"** (4.93m x 4.52m) Approached from the entrance reception hall via a traditional pine original panel door







leading to a charming reception room with exposed stone walls and a stone fireplace with cast iron log burner and stone hearth, replacement sealed double glazed window with outlooks across the beautiful frontage gardens and on to the adjacent land, high ceiling, double radiator.

**Kitchen And Breakfast Room** 21' 7" x 8' 8" (6.58m x 2.64m) Fitted along three sides with a range of panel fronted floor and eye level units in white beneath round nosed laminate patterned worktops with part ceramic tiled walls and exposed beam ceiling, gas cooker point, pretty display cabinets, sink unit with chrome mixer taps and drainer, space with plumbing for a dishwasher, space for the housing of a low-level fridge and low level freezer, stable door leading to the courtyard rear gardens, double radiator, replacement sealed double glazed window with a side garden aspect. Integrated fan assisted electric oven.

**Downstairs Cloakroom** White suite comprising W.C. and wash hand basin with ceramic tiled splashback, radiator, patterned glass window to side.

**Sitting Room** 16' 2" x 14' ( 4.93m x 4.27m ) Currently equipped as a kitchen with a full range of both floor and eye level units with round nosed laminate worktops and a stainless steel sink with chrome mixer taps vegetable cleaner and drainer, space with plumbing for a dishwasher, integrated electric hob, fitted extractor hood, space for a low level fridge, two replacement windows both sealed double glazed with a side aspect, two double radiators, high ceiling,



replacement double glazed window with beautiful views across the front gardens and on to the adjacent land.

**Dining Room** 19' 3" x 12' 3" (5.87m x 3.73m) Fitted with a base unit, a gas cooker point and an extractor hood, large open fireplace, replacement double glazed window with a side aspect, two double radiators, further window with a pretty outlook on to the courtyard gardens, replacement outer door providing access to the side.

**Study** 9' x 8' (2.74m x 2.44m) Replacement double glazed window with a side aspect, high ceiling, double radiator.

**Shower Room** Wet room shower with chrome shower unit and tiled walls and floor, corner wash hand basin with mixer taps and a built-out vanity unit, slim line W.C., double radiator, patterned glass window to side, air ventilator, high ceiling with spotlights.

**First Floor Landing** Approached via a returning spindle balustrade staircase leading to a half landing and main landing.

**Landing Area** 16' 3" x 9' 4" (4.95m x 2.84m) An elegant and charming main landing with a spindle balustrade and an archway, sealed double glazed replacement window with front outlooks across the large and lovely front gardens with outlooks on to green fields, original dado rail, double radiator.



**Bedroom One** 16' 3" x 14' 10" (4.95m x 4.52m) Approached from the landing via an original traditional stripped pine panel door leading to a spacious bedroom with sealed double-glazed window with outlooks from the front across the large and lovely gardens with adjacent green fields in view, two wide alcoves, moulded skirting boards, dado rail, large double radiator.

**Bedroom Two** 16' 6" x 14' (5.03m x 4.27m) A further large bedroom, with two original pine panel doors each with independent access to the main landing, dado rail, high ceiling, two double radiators, sealed double glazed window with outlooks across the large and lovely front gardens, further sealed double glazed window with side aspect.

**Bedroom Three** 11' 7" x 5' 6" (3.53m x 1.68m) With a velux double glazed window, further window with a rear courtyard view, double radiator, original stripped pine panel door to landing.

**Shower Room** 8' x 5' 9" (2.44m x 1.75m) Modern white suite comprising large corner shower cubicle with power jets and shower fitment with clear glass sliding doors and screen, slim line W.C., square shaped wash hand basin with chrome mixer taps and waste above a vanity unit, ceramic tiled splashback, chrome towel rail/vertical radiator, high ceiling with spotlights and air ventilator, timber casement window to side.

**Family Bathroom** 8' 9" x 9' 8" (2.67m x 2.95m) White suite with walls part ceramic tiled comprising panel bath, W.C., pedestal wash hand basin, separate ceramic tiled shower cubicle with shower unit, double radiator, tongue and groove





ceiling, replacement double glazed window to side, further window with a courtyard aspect. Approached independently via a pine panel door with glass upper light window.

**Second Landing** Approached by an independent staircase approached from the rear courtyard gardens and leading to a further first floor which was originally linked to the main house but separated in recent years to accommodate three flats but can also be returned comfortably by removing one internal wall.

**Second First Floor Landing** With two windows with courtyard garden views.

**Bedroom Four** 12' 4" x 9' (3.76m x 2.74m) Replacement double glazed window with a side aspect.

**Bedroom Five** 14' 9" x 10' 8" (4.50m x 3.25m) A further double size bedroom inset with a replacement double glazed window with a side aspect.

**Bedroom Six** 14' x 10' 1" (4.27m x 3.07m) Approached from a continuation of the landing area which measures 7' 8" x 8' and is equipped with a window with a courtyard garden outlook and houses the wall that currently is behind the shower room which would need to be removed in order to link the two floors together. Bedroom six benefits a sealed double-glazed window and exposed beam ceiling in need of replastering and dry lining.



**Outside Courtyard Gardens** The property benefits a fully enclosed courtyard garden which is independently approached from both the kitchen and breakfast room, the utility room and a further outer door that leads to the side, it's equipped with cloisters with brick pillars and arched fronts and is chiefly paved and walled and provides an ideal sun trap.

**Stone Shed** 8' 10" x 8' 8" (2.69m x 2.64m) Within the courtyard garden is a stone built shed with outer door and two windows, exposed stone walls, exposed beamed pitched ceiling, electric power and light.

**Outer Hall** This outer hall is linked between the courtyard garden and the side area of the property equipped with an outer door with letter box, an exposed stone wall and paved flooring. Further internal door leads to the cloisters and courtyard garden.

**Gardens And Grounds** To the front of the property is a charming south facing front garden laid to lawn inset with a pathway with stone pillars and original stone walls which provides access to the side of the property with an ornamental garden with gates that provide direct access to the courtyard.

**Further Gardens and Field** Beyond this garden is a driveway with parking area and a field with weatherproof loose boxes, all bounded by trees to afford privacy and security. Beautiful idyllic grounds adjacent to green fields where sheep graze, Approximately one acre.













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