

# property details **approval form**

Oaklands, 0, BARRY, South Glamorgan, CF62 3AB

**Date:** 17 July 2025

**Property Ref and Version:** BRY107890 - 0003

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£1,700,000

Tenure: Freehold

## >> **key features**

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- > SIX BEDROOMS
- > STABLES AND Paddock
- > NEWLY RENOVATED
- > 4 ACRES OF LAND
- > FLEXIBLE, MODERN LIVING SPACE
- > EPC Rating: D

## >> **short description**

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Oaklands is an impressive six bedroom home in the picturesque village of Moulton, a short drive away from both Barry and Cowbridge. This newly renovated property includes a woodland, paddock with stables, and an orchard. With multiple reception rooms and glorious views, a plenty of peace and quiet.

## >> **long description**

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A perfect opportunity to purchase a six bedroom detached home in the countryside. Oaklands is set within 4 acres of gardens, woodland and paddock and was fully renovated in 2022 to provide high end modern living. It further benefits from a detached garage and stable block. Village facilities nearby and a few minutes' drive to the market town of Cowbridge and Vale of Glamorgan heritage coastline. Easy access to Cardiff airport, M4 and capital city of Cardiff.

Approach the house via the gravelled driveway passing the orchard and lawn on the right-hand side. Entering via the front door and into the impressive entrance hall where you will find full height ceilings. Floor to ceiling windows flood the hall with natural light giving spectacular views of the grounds. Galleried landing to first floor with bespoke curved concrete staircase, cast in situ by a UK specialist company. This urban centre piece gives the feeling of a modern art gallery.

The hub of the house extends across the back of the house, offering hugely versatile living. Spacious modern Sigma 3 kitchen with central island with NEFF appliances, a dining area, a living room plus another living room with cosy log burner. Patio doors lead outside to the terrace with views over the paddock, woodland and garden. Returning to the entrance hall, follow the

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corridor that leads to the gym / games room, cloakroom, fully equipped utility room and separate boot room to cater for all your muddy adventures.

## >> **directions**

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## >> **Agent Note**

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## >> room description

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### Entrance Hall

Impressive entrance hall with bespoke curved concrete staircase, cast in situ by a UK specialist company. This urban centrepiece gives the feeling of a modern art gallery. Leading onto the living area, office, and hallway to gym, cloakroom, utility and boot room. Kardene flooring throughout the house. Pendant lighting in center.

### Study

13' 8" x 9' 6" ( 4.17m x 2.90m )

Light and airy versatile office / reception room with views over the orchard to the front of the house. Benefitting from up to date internet fibre connection with Ultra Fast Broadband (BT) with category 6 cabling to most rooms, enabling efficient working from home.

### Living Room

22' 4" x 12' 3" ( 6.81m x 3.73m )

Light and airy day room, that is hugely versatile and currently used as the living and TV room. Large open door leading onto the patio.

### Reception Room

16' 5" max x 13' 8" ( 5.00m max x 4.17m )

Cosy room with Esse multi fuel log burner. This room is perfect for the evenings, and still allows you to be connected to the main hub of the house.

### Kitchen/Dining Room

21' 9" max x 21' 8" max ( 6.63m max x 6.60m max )

Impressive modern kitchen and dining space with large floor to ceiling windows and doors, allowing ample natural light. Sigma 3 fitted bespoke kitchen with white Corian worktops and metal bespoke splashbacks to match kitchen. All NEFF appliances included - Steam oven, microwave combi warming draw, oven with Wi-Fi settings, dish washer, built in fridge freezer. Large sink with mixer tap.

Large island with lots of storage, induction hob with built in extractor and electric points under counter.

Lighting - spotlights with modern designer pendant lights.

Electric skylight windows, large sliding aluminium doors to terrace area. Open space leading into living room and reception room.

### Gym/Games Room

18' 2" x 12' 4" ( 5.54m x 3.76m )

Currently used as a gym / games room. Would also make a great cinema room. Attic storage above which is boarded and has light fitting.

### Utility Room

10' 1" x 9' 5" ( 3.07m x 2.87m )

Spacious utility room with built in storage and airing cupboard. Sink and mixer tap. Washing machine, dryer and dish washer.

### Cloakroom

Fitted sink unit, W.C., towel rail.

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### **Boot Room**

17' 8" x 5' 6" ( 5.38m x 1.68m )

Storage for muddy boots, coats and dog beds. Door leading directly to the garden and stables. Small room within, housing the boiler and CCTV system.

Security - HIK Connect 7x HD camera internet connected security system.

Boiler - Viessmann combination LPG boiler with pressurised hot and cold water tanks.

### **Bedroom One**

26' max x 12' 1" ( 7.92m max x 3.68m )

Impressive floor to ceiling window overlooking the back paddock and woodland. Leading to en-suite and dressing room.

### **En-Suite**

6' 6" x 6' 4" ( 1.98m x 1.93m )

En-suite bathroom with double shower

### **Dressing Room**

10' 5" x 6' 6" ( 3.17m x 1.98m )

Dressing room with built-in storage

### **Bedroom Two**

10' 5" x 10' 4" ( 3.17m x 3.15m )

Light and airy bedroom with built in wardrobe. Window looking out to the side of the house. Carpets and pendant lights.

### **Bedroom Three**

13' 9" x 9' 7" ( 4.19m x 2.92m )

Light and airy bedroom with built in wardrobe. Window looking out to the front of the house. Carpets and pendant lights.

### **Bathroom**

White bathroom suite comprising large bath with chrome mixer taps and hand shower, low level W.C. with concealed cistern, wide wash hand basin with LED mirror and tiled splashback. Walk in double sized shower with glass front and tiled walls, fitted with both rainfall shower head and separate hand shower. Extractor. Stainless steel towel rail.

### **Bedroom Four**

15' x 9' 3" ( 4.57m x 2.82m )

Dorma feature window with built in wardrobe. Window looking out to the front of the house. Carpets and pendant light. Door into Jack & Jill bathroom.

### **Jack & Jill Bathroom**

Double size shower, fitted sink and storage, W.C.. Skylight window. Tiled walls and flooring.

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### **Bedroom Five**

10' 8" x 8' 6" ( 3.25m x 2.59m )

Light and airy bedroom with built in wardrobe. Window looking out to the front of the house. Mezzanine secondary bed above current bed, accessed by a ladder. Carpets and pendant lights. Door to Jack & Jill bathroom.

### **Bedroom Six**

8' 9" x 8' 9" ( 2.67m x 2.67m )

Light and airy bedroom. Window looking out to the side of the house. Carpets and pendant lights. Curved wall that mirrors the stylish clay wall on the landing.

### **Driveway**

Large driveway with plenty of room to park multiple cars / horse lorry etc. Driveway has been stoned and drains very well. Long drive approach to the house, parking to the front and back.

### **Front Garden**

Attractive south westerly facing orchard to the front of the house. Trees include apple and fig trees. Also a line of silver birch trees along the driveway.

### **Garden**

The garden is mainly laid to lawn with mature shrubs and smaller trees. A large paved terrace stretches out the whole length of the house with doors to the kitchen, living room and boot room. A lovely spot for family barbecues, summer parties and simply enjoying the privacy, peace and quiet of living in the countryside.

### **Garage / Stables**

Large multi car purpose built garage with electric doors, electricity and running water in place. The stables block consists of wooden exterior and breeze block partition walls. Lockable tack room with sink, fridge and storage. Covered haybarn/wood barn to the end of the block. Concrete area in front of stables with wooden post and rail paddock. LPG gas tank to the side of the property.

### **Paddock / Woodland**

The paddock is gated at the top and bottom and fenced by wooden post and rail. Septic tank access located in paddock. Wooden fencing runs along the perimeter fence behind a line of trees. A beautiful native bluebell woodland reaches down behind the paddock to a stream on the border. There are a number of sizable native trees in the woodland, including oak, ash and beech trees, as well as a rope swing over the stream.

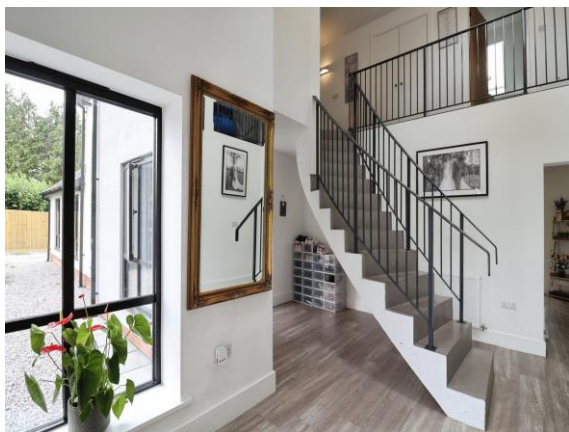
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## >> **property images**



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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

Signature		Date
Sophie Burrows	S J Burrows	17/07/2025
Mrs T.J. Phillips		