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herbert r thomas

Ffynnon Newydd

Trepit Road

Wick, Vale of Glamorgan,
CF71 7QL

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Ffynnon Newydd Trepit Road

Asking price **£875,000**

Substantially extended, detached family home in approx 2.2 acres. Comprising a 300 year old stone built farmhouse and converted barn with sizeable front driveway, walled garden and enclosed rear lawn and paddock. Located in a semi-rural position a short distance from the local village green, pub, shop and school.

A substantially extended traditional stone built farmhouse and converted barn set in grounds of approx 2.2 acres made up of a front driveway, walled garden, rear garden extending to paddock

Accommodation comprises an entrance hall, 4 reception rooms (3 downstairs, 1 upstairs) utility/boot room, 6 bedrooms, 2 bathrooms

Located in a semi-rural position within the well renowned Vale village of Wick

Village amenities such as the local school, shop, pubs, village green are within walking distance from the property

High performing Primary School





Substantially extended, detached family home in approx 2.2 acres. Comprising a 300 year old stone built farmhouse and converted barn with sizeable front driveway, walled garden and enclosed rear lawn and paddock. Located in a semi-rural position a short distance from the local village green, pub, shop and school.

Part glazed timber door to ENTRANCE PORCH, (7'11" x 5'3") flagstone floor, wall mounted up lights, glazed panel door to ENTRANCE HALL, (15'8" x 7'9") flagstone floor, two pendant ceiling lights, half turn spindle stairs rising to first floor and part glazed door to the rear garden. Spacious farmhouse style KITCHEN/BREAKFAST SPACE, (18'4" x 18'2") flagstone floor, wooden wall and base mounted units with matching counter tops, double ceramic Belfast sink, oven, grill and gas hob, provision for white goods, dual aspect with windows to rear and double doors to garden. Wide opening through to SITTING ROOM (14'5 x 20'7"), laminate wood floor, central ceiling light, original exposed stone fireplace, timber mantle, slate hearth and two windows to the walled front garden. FAMILY ROOM, (19'9" x 16'2"), fitted carpet,

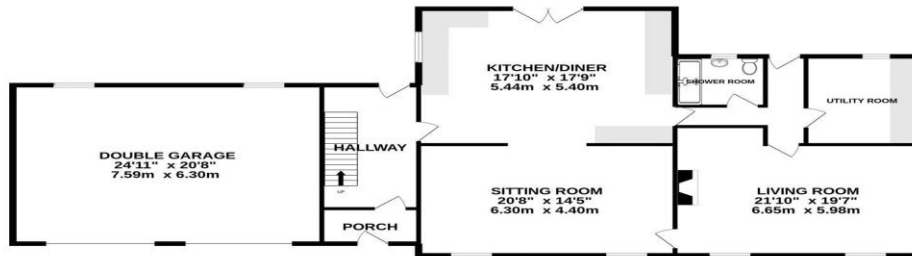
pendant ceiling light, impressive original natural stone inglenook fireplace, timber mantle, original bread oven and inglenook stairs (capped), two low-level windows with views to the front garden, lockable timber glazed door to front LOG STORE, (6'1" x 5'7"), natural stone construction, pitched slate tiled roof, timber panelling to walls. INNER HALL, (T shaped) (13'11" max x 11'3" max), tiled floor, attic hatch, door to rear garden with WC/SHOWER ROOM 'just off', (6'11" x 3'7"), fully tiled, low-level WC with wall mounted wash hand basin with storage under, frosted window over and shower enclosure with mains shower. BOOT ROOM/UTILITY, (11'2" x 9'2"), flagstone floor, central ceiling light, wall mounted Worcester Combi boiler, provision for white goods, large ceramic Belfast sink, storage under and drainer worktop to side, dual aspect windows one to side elevation, the other out to the back garden.

First floor LANDING, (18'10" x 7'10"), part pitched ceiling, two pendant lights, windows to front and rear, access to eaves

spotlights and three Velux windows to ceiling and large double sash window with elevated views to the rear garden, local countryside and coastline beyond. (Plumbing and waste etc are all plumbed in, en-suite possible). BEDROOM 2, (11'5" x 12'3"), part pitched ceiling, exposed beam and window with views to the front garden. BEDROOM 3, (11'4" x 6'9"), fitted carpet, part pitched ceiling, attic hatch, fitted spotlight, integrated single wardrobe with window to front. BEDROOM 4, (7'11" x 10'2"), fitted carpet, part pitched ceiling, pendant light and window to front. BEDROOM 5, (12'3" x 15'1"), fully carpeted, part pitched ceiling, pendant ceiling lights, built-in double wardrobe and window to front garden. FAMILY BATHROOM, (7'2" x 8'1"), tiled floor, part pitched ceiling with window, useful open shelving with wall mounted towel rail, low-level WC, pedestal wash hand basin and panel bath, mains fed shower and tiling to walls. PLAY ROOM, (18'6" x 15'5"), timber effect floor, part pitched ceiling with two dormers either side with sash windows to front and rear elevation. BEDROOM 6, (9'5" x 18'6"), timber effect floor, triple aspect with sash windows to front rear and side elevations.

The gardens and grounds encompass approximately 2.2 acres, that comprise a generously sized front driveway with walled garden to the side. A wooden 5 bar gate opens to the rear with an extensive paved terrace, large lawn with multiple established fruit trees, open paddock and pond. The property benefits from an integral DOUBLE GARAGE, (24'7" x 20'9") with concrete floor, strip lights to ceiling, 2 independently operated manual doors, skimmed ceilings, multiple power points with windows to rear and internal door connecting to the main house.

GROUND FLOOR
1842 sq.ft. (171.1 sq.m.) approx.



1ST FLOOR
1703 sq.ft. (158.2 sq.m.) approx.



TOTAL FLOOR AREA : 3545 sq.ft. (329.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge office, travel west along the High Street turning left onto Llantwit Major Road. Follow this road until 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 along this road until entering the village of Wick. Turn left, just before the 'Lamb and Flag' public house, and go straight over the crossroads onto Trepit Road where the last property on your right hand side will be Ffynnon Newydd (before the country lane narrows).

Tenure

Freehold

Services

Mains gas, electricity, water and drainage
Council Tax Band F
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

