



hrt
herbert r thomas

Castle Lodge Farm
Llancarfan, The Vale Of
Glamorgan, CF62 3AW

hrt.uk.com

Castle Lodge Farm

Asking price **£1,350,000**

Impressive modern detached farmhouse with an excellent set of buildings and ground, in all extending to approximately 36.6 acres in a beautiful rural setting with convenient access to Cardiff. Sold subject to TAN 6 occupancy condition.

Modern detached farmhouse with land and buildings

Hallway and cloakroom, large feature living room, sitting room and dining room, farmhouse style kitchen breakfast room, utility room

4 large double bedrooms, en-suite bathroom and 2 separate shower rooms, large galleried study area

Well-kept mature lawned gardens, extensive parking and integral garage

Separate access to an excellent set of farm buildings including large steel framed portal building, Dutch barn, stable block and french barn

Block of mixed ground, laid predominantly to permanent pasture and woodland, in all extending to approximately 36.67 acres





Impressive modern detached farmhouse with an excellent set of buildings and ground, in all extending to approximately 36.67 acres in a beautiful rural setting with convenient access to Cardiff.

Covered entrance porch to HALLWAY, (24'4" x 6'8") Vaulted double storey height, hardwood spindle staircase with under stairs cupboard. CLOAKROOM, (8' x 3'6") traditional white low level WC and wash hand basin, timber panelled lower walls and shuttered double glazed window. SITTING ROOM, (15'8" x 13'7") beamed ceiling and double glazed window with lovely rural views to front. MAIN LIVING ROOM, (17'6" x 24'8"), flagstone floor, double storey height with pitched and beamed ceiling and hardwood staircase to a large galleried STUDY area above, windows to 3 elevations and french doors to garden, natural stone chimney breast with recess wood burning fire. DINING ROOM, (15'8" x 13') beamed ceiling, window to front elevation, large farmhouse style KITCHEN/BREAKFAST ROOM, (22' x 13'8"), range of timber fronted base, wall and tall cupboards with granite worktops, inset stainless steel one and a half bowl sink, and

matching island unit, integrated appliances include double oven, ceramic hob and extractor, dish washer and built in fridge. Breakfast area with wood burning fire. Rear LAUNDRY ROOM, (20'4" x 5'10") fitted base and wall cupboards with roll top work surface and stainless steel sink and drainer, space and plumbing for washing machine and tumble drier, window to rear garden, tiled floor and door to rear HALL with doorway to drive.

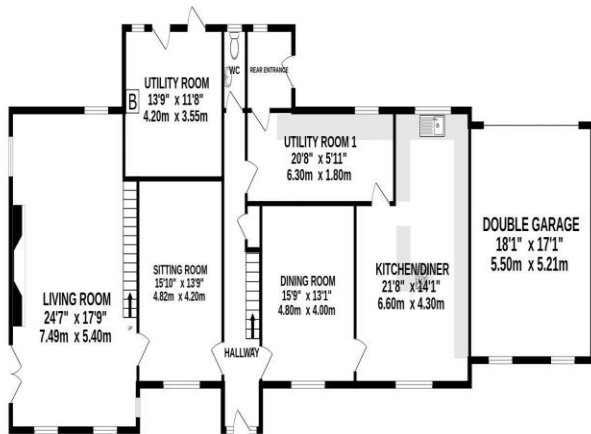
LANDING, airing cupboard with foam lagged tank and shelving, loft hatch with retractable ladder to large boarded attic. MASTER BEDROOM, (21'10" x 13'10") double glazed window with lovely views to rolling countryside. DRESSING ROOM with louvre doored wardrobes and full EN-SUITE BATHROOM, (11'8" x 11'3" max) freestanding claw foot roll top bath, twin wash hand basins, low level WC and large recessed fully tiled shower cubicle, double glazed windows to rear elevation. Connecting door from master bedroom to GALLERIED STUDY AREA, (16'3" x 9'). BEDROOM 2, (13' x 13'8") double glazed window to front.

BEDROOM 3, (13'7" x 13'7") double glazed window to front elevation, louvre doored wardrobes and dressing table. BEDROOM 4, (19'6" x 16'10") of exceptional proportions with double glazed windows to front and rear elevations, UPVC double glazed door to external staircase descending to driveway and parking area. SHOWER ROOM 1, (8'8" x 4'7") fully tiled shower cubicle with glazed entry door, low level WC and pedestal wash hand basin, tiled floor. SHOWER ROOM 2, (8'1" x 4'6") fully tiled shower cubicle with glazed entry door, pedestal basin and low level WC.

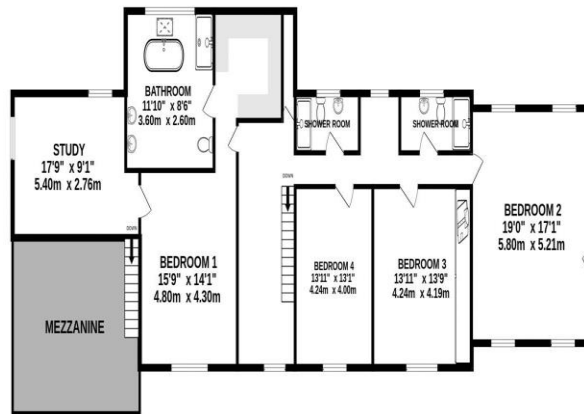
Stone pillared timber entrance gate leads to an enormous gravelled parking area with access to integral GARAGE, (19'3" x 17') electric up and over door, storage room and large L shaped boiler room with oil fired central heating boiler. Principally lawned gardens surround the property with mature shrubbery and trees, large paved sitting areas and a useful timber framed SUMMER HOUSE, (14'6" x 11'8"). Separate access extends to the side of the property where there is an excellent set of buildings including a large modern steel framed PORTAL BUILDING, (105' x 90') off which is a LEAN TO DAIRY and 2 STORE ROOMS. DUTCH BARN, (42' x 24'), FRENCH BARN, (45' x 29') and brick built STABLE BLOCK, containing 3 loose boxes with a fully boarded loft over. Beyond this is an excellent block of agricultural land, with two large flat top fields, sloping pasture ground and woodland, the entire holding extending to approximately 36.67 acres.

Please note the property is subject to a TAN 6 rural enterprise occupancy condition.

GROUND FLOOR
1871 sq.ft. (173.8 sq.m.) approx.



1ST FLOOR
1630 sq.ft. (151.4 sq.m.) approx.



TOTAL FLOOR AREA : 3501 sq.ft. (325.2 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 offices travel in an easterly direction through the traffic lights filtering onto the A48 heading towards Cardiff. Drive through Bonvilston and before reaching St. Nicholas turn right at the traffic lights onto the A4226 (5 mile lane road). Follow this road for approximately one and a half miles taking the second turning right signposted Moulton. Turn first right signposted Moulton/The Three Horse Shoes. Drive past the Three Horse Shoes and turn immediately right. Follow this road for approximately 3/4 of a mile where Castle Farm Lodge lies on your right hand side.

Tenure

Freehold

Services

Mains water, electric, cesspit drainage by the Summerhouse and french barn, oil heating
Council Tax Band H
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Technical Advice Note 6

The occupancy of the dwelling shall be restricted to:

- a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or if it can be demonstrated that there are no such eligible occupiers,
- b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Viewing strictly by appointment through Herbert R Thomas

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