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Rhose Farm House
Rhose Road
Rhose, The Vale Of Glamorgan
CF62 3EP

Rhose Farm House

Asking price **£875,000**

A truly stunning, Georgian Farmhouse and 16th Century cottage hidden in plain sight with well established, walled and hedge lined gardens in the heart of Rhose Village with all amenities walkable.

A beautiful Georgian Farmhouse offering great accommodation with character and charm in abundance.

Set in well manicured, established grounds comprising a gated gravel driveway sweeping to the front with drop walled main lawn, multiple seating areas and rear walled courtyard.

A hidden gem located centrally in the heart of Rhose Village with all amenities close-by.

An additional 16th Century cottage providing flexible accommodation such as home office, guest accommodation.





A truly stunning, Georgian Farm House and 16th Century cottage with well established walled and hedge lined gardens in the heart of with all the amenities of Rhoose Village within walking distance.

A grand, Bath stone portico with traditional tiled floor provides a beautiful access point to the Farm House. Timber framed double doors to PORCH (7'1" x 5'3"), attractive period tiling, fitted ceiling light and rose. HALL (39'9" x 23'87") a mix of ceramic tiled floor and original herringbone block floor, multiple pendant ceiling lights with decorative ceiling roses over, half turn original stairs rising to the first floor with stain glass window to half landing. REAR HALL offering access to WC, wine store and secondary stairwell. WC/Cloaks (10'6" x 10'4") ceramic tiled floor, decorative panelling, fitted ceiling lights, traditional cistern WC with matching pedestal wash hand basin, frosted window over and flagstone floor. WINE STORE/ CELLAR (11' x 11'1") open shelving, fitted wine racks and ceiling light.

Half turn, carpeted, split stairs from the hall rise to the first floor PRINCIPAL BEDROOM (15'9" x 10'7") double height vaulted ceiling, two windows to the rear elevation and access to a large AIRING CUPBOARD (4'4" x 10'4") housing a Worcester combination boiler. MORNING ROOM (20'7" x 14'7") exposed floorboards, ornate ceiling with fitted light, natural stone lined fireplace with custom marble fireplace and hearth, large original sash windows (fitted shutters to remain) offering stunning views of the manicured garden. Panelled double doors to DINING ROOM (15' x 9'1") painted floorboards, decorative ceiling with central light, stone fireplace with tiled surround,

inset wood burner flanked by decorative recesses and large sash windows (shutters to remain) with views to the garden. Connecting door to hall. Main LIVING ROOM (9'7" x 18') wooden panelling to lower walls, decorative ceiling, central chandelier, herringbone parquet flooring, marble fireplace with slate hearth and fireguard, deep bay window (shutters to remain) overlooking the garden. Concealed door from living room to HOME OFFICE/ DAY ROOM (29'10" x 17'2" max) herringbone parquet floor, marble fireplace with slate hearth, triple aspect with large sash windows to both sides and rear elevation (all shutters to remain), two fitted ceiling lights with ornate plasterwork, external door to side and courtyard. REAR HALL (2) (5' x 18'10") fitted carpet, pendant ceiling light, attic hatch, two shuttered windows to rear elevation.

KITCHEN/ BREAKFAST ROOM (15'7" x 13') ceramic tiled floor, modern, country style kitchen with an array of wall and base mounted units, bullnose edged granite worksurface with matching surround, triple Aga with additional induction hob, stainless steel sink, integrated appliances including dishwasher and white goods, large window to rear courtyard and door connecting to rear hall with access to WC/cloaks beyond. Additional door from kitchen opens to a sizeable LAUNDRY/ UTILITY ROOM (16'1" x 8'11") ceramic tiled floor, fitted ceiling light, run of floor mounted units with roll top worksurface and stainless steel sink, plumbing provision for white goods and large fridge freezer with two high-level windows to side elevation and two doors each giving access to independent courtyard areas.

T-shaped first floor LANDING (37'5" max x 15'2" max) fitted carpet, run of three pendant ceiling lights, decorative plasterwork to ceilings, shelved linen cupboard and access to PRINCIPAL SUITE (18'5" x 17'2") fitted carpet, ceiling light with integrated triple wardrobes, two Upvc sash windows to the garden. Door connecting to secondary stairwell and part glazed panel door to EN-SUITE BATHROOM (12'10" x 6'4") travertine tiled floor, decorative panelling to lower walls with travertine tiles above, four piece suite comprises; clawfoot roll-top, freestanding bath with inset TV over, pedestal wash hand basin, matching WC and window above, mains fed shower enclosure. BEDROOM 2 (12'4" x 15'11") fitted carpet, pendant ceiling light, ceramic sink with tiled surround, window with elevated views to the garden. BEDROOM 3 (19'9" x 14'5") fitted carpet, wall mounted up lights, ceramic sink with vanity storage under and tiled surround above, feature original cast iron fireplace with large window to side elevation. BEDROOM 4 (16'1" x 10'4") fitted carpet, pendant ceiling light, ceramic sink with vanity storage under and tiles over and large sash window with views to the main garden. BEDROOM 5 (14'8" x 15'11") fitted carpet, tiled fireplace with painted timber hearth and surround, sash window with views to the front elevation. MAIN BATHROOM (11'5" x 11') fitted carpet with steps leading to main area comprising; a panelled bath, Heritage sink and WC with countertop over and vanity storage under, large walk-in mains fed double shower, half tiling to walls, part pitched ceiling with fitted lights and two windows.

Detached **ONE BEDROOM COTTAGE** dating back to the 16th Century. Honed stone surround to timber front door with picture window opening through two KITCHEN/ DINING SPACE (20'8" x 8'10") tile effect floor, fitted ceiling lights, custom-built, wooden wall and base mounted cupboards with composite roll top worksurfaces, tiled surround, inset ceramic sink with under-counter fridge freezer (freestanding), dual aspect with window above sink to side elevation and window with views over front garden. Cottage style door through to main SITTING ROOM (16'5" x 14'11" max) fitted carpet, exposed beams, ceiling lights, high-level window to side elevation, large window to rear elevation and original fireplace with timber mantle above. Half turn carpeted stairs from the kitchen, rising to the first floor LANDING (4'5" x 6'10") pendant ceiling lights, original beam over stairwell, separate attic hatch, and deep window with elevated views to the main garden. BEDROOM 1 (10' x 18'6") fitted carpet, multiple recessed LED spotlights to ceiling, pitch ceiling with original beams, exposed natural stone wall, triple aspect with window to side, window with window seat to rear, and lockable door out to an exposed natural stone staircase to the external courtyard. Fully tiled BATHROOM (8'2" x 9'9") comprising a pedestal wash hand basin, low-level WC, panelled bath with taps and shower attachment, exposed natural beams, wall mounted Baxi combination boiler, LED spotlights to ceiling, Velux window and separate utility cupboard with shelving over.

The property is accessed via a natural stone coloured, twin metal gate. An additional side pedestrian gate leads to a gravelled driveway which sweeps around to the front elevation enjoying a circular water feature and stonecrop wall leading to the main lawn boasting well-established borders, timber framed garden room and hedge lined paved seating area with floor mounted LED lights. Additional timber pergola with canvas covering, a fully paved sun terrace with steps rising to a gated arch leads through the rear courtyard where the main house and cottage are accessible.



Directions

From Cowbridge travel East along the A48 signposted Cardiff, after passing through the Village of Bonvilston at the traffic lights turn right signposted Barry. Continue along this road to the roundabout in Barry taking the third exit signposted Rhoose, Llantwit Major and Cardiff International Airport. Take the first exit at the next three roundabouts following signs for Rhoose, then turn first right into Jackson Close, bearing left and upon reaching the head of the Close, Rhoose Farm House is to your left behind the painted metal double gates.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

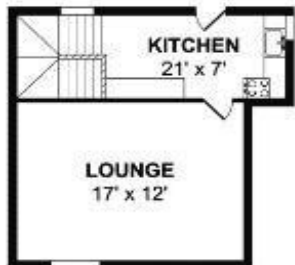
Council Tax Band I

EPC Rating E

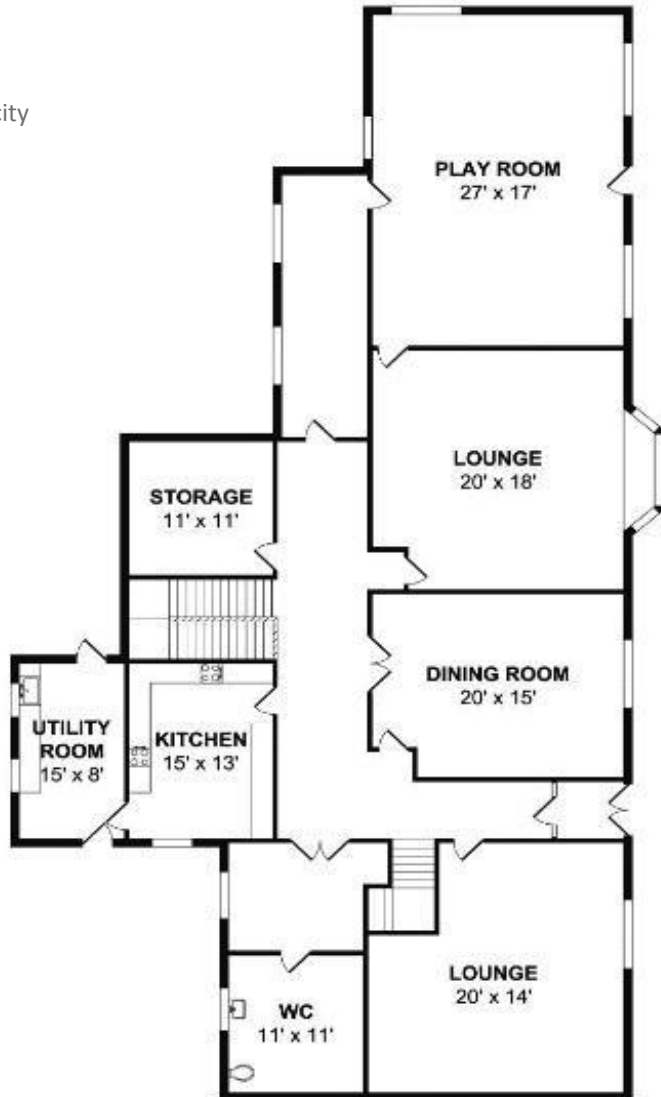
Score	Energy rating	Current	Potential
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81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



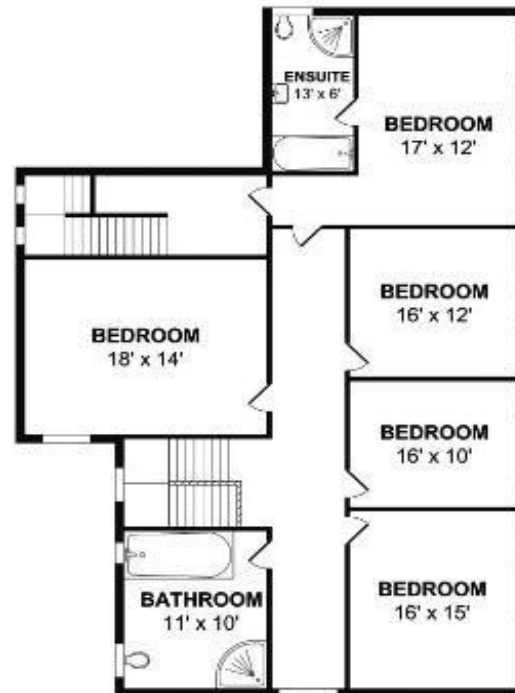
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Viewing strictly by appointment through Herbert R Thomas

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