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**Ysgubor Fach**

Frampton, Llantwit Major,  
The Vale Of Glamorgan,  
CF61 2YR

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# Ysgubor Fach

Asking price **£565,000**

Converted in 2020, this pretty three bedroom semi detached, Grade II listed, barn conversion is situated in a small courtyard development, in a semi rural location, yet within walking distance to Llanwit Major.

Impressive stone built, Grade II listed, semi detached barn conversion

Fully renovated in the December 2020

Many character features with all the benefits of modern living.

Courtyard development of just five neighbouring barn conversions

Open plan, kitchen/dining room with separate lounge

Ground floor, cloakroom, plus utilities/storage cupboard.

Three bedrooms, first floor. Bedroom one with ensuite wet room

Enclosed gardens to side and rear

Ample parking for several vehicles.

Garage plus workshop/Storeroom





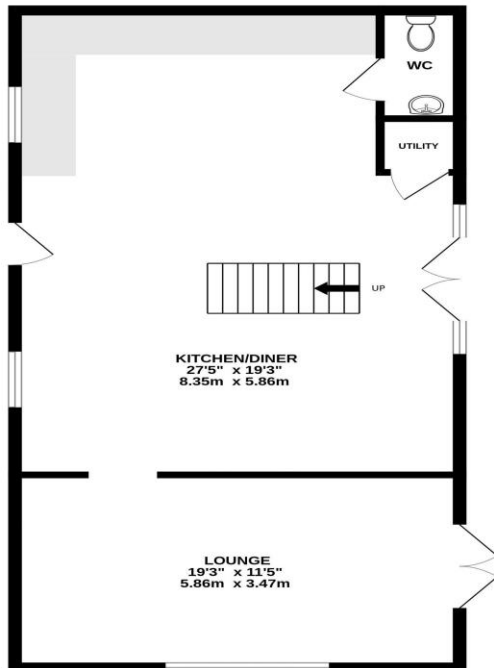
Ysgubor Fach forms part of this highly regarded courtyard development of five, Grade II listed barns.

Sympathetically converted in 2020, this 3 bedroom semi detached property retains a wealth of original character features with all the benefits of modern living. It is situated in a semi rural location which lies just over 1 mile away from Llanwit Major town centre. The contemporary ground floor accommodation comprises of an open plan KITCHEN/DINING ROOM (12'3" widening to 16'2" x 27'5" max), dual aspect with a part glazed door and two windows to front plus French doors flanked by windows to rear. A central, modern, open tread staircase rises to the first floor accommodation

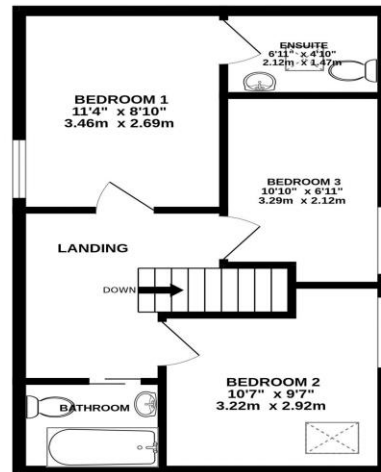
and divides the kitchen from the dining area. The room has large porcelain tiled floors with underfloor heating which continues throughout the ground floor. The kitchen offers a range of navy, base and wall mounted units with white marble work surfaces with splashback tiling over. Integrated double oven, plus induction hob with cooker hood over. Space and plumbing for dishwasher and American style fridge freezer. An open archway from the dining area leads into the lounge. This light and airy room has French doors to rear and window to side, both enjoying views into the gardens and beyond, plus large fixed skylights within the pitched ceiling. Exposed stonework to one wall. Also, on the ground floor is a CLOAKROOM (6'5" x 3'5") housing a

white two-piece suite, plus a utility/storage cupboard, which has space and plumbing for white goods. The first floor landing has a pitched ceiling with exposed roofing timbers and oak wood floors which continue into all bedrooms. BEDROOM ONE (11'4" X 8'10") is located at the front of the barn and benefits from an EN-SUITE WET ROOM (6'2" X 4'10") with full tiling to floor and walls with a rainfall shower, Low level WC and wall mounted wash hand basin and a Velux skylight to rear. BEDROOM TWO (8'3" widening to 10'7" x 9'7") and BEDROOM THREE (9'8" widening to 10'10" x 6'10") are located at the rear of the house with views into the garden and communal courtyard. Bedroom two has an additional Velux Skylight. The FAMILY BATHROOM has a white three-piece suite, which includes fitted shower above the panel bath with feature herringbone splashback tiling above. Outside the property offers, ample parking space for several vehicles on a private gravel driveway. The GARAGE (16'4" x 12'1") plus workshop/storeroom, (16'4" x 12'2") both benefit from power and lighting and could be converted to a home office if required. The enclosed gardens to the side and rear offer flagstone laid patio, lawn areas plus wildflower meadow. The garden is bordered by overlap wood fencing and stone walling.

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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 Cowbridge, travel south towards Llantwit Major. After passing Llandow industrial estate, turn left signposted Sigingstone. At the T-junction turn right. and exit the village. Take the second right hand turning and follow this country lane for approximately 600m where the development can be found on your left hand side. What3Words: item.pines.lyrics

### Tenure

Freehold

### Services

Mains water and electricity. Biomass woodchip communal boiler. Private shared drainage. Management charge will apply but amount yet to be confirmed.  
Council Tax Band E

Viewing strictly by appointment through Herbert R Thomas

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