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The Coach House
Cwm Ciddy
Barry, The Vale Of
Glamorgan, CF62 3BY

The Coach House Cwm Ciddy

Asking price **£799,950**

A characterful, substantially built, Grade II listed rural farmhouse/barn located on the fringe of town. Set in a generous garden plot extending to approximately 0.5 acres.

A characterful, stone built barn that has been significantly enhanced over the years

Accommodation is highly versatile and offers great proportions spanning circa 2659 ft²

Highly accessible rural location on the fringe of town with major transport links and amenities close by whilst adjoining beautiful countryside and Porthkerry Park walkable

Established walled and fenced gardens surround The Coach House to three sides

3 acres of pasture land geared up for equestrian use with fenced paddocks, stables, yard and arena (separately negotiated)

The 220 acre Porthkerry Country Park made up of woods, meadowland and pebble beach are a 10 minute countryside walk from The Coach House





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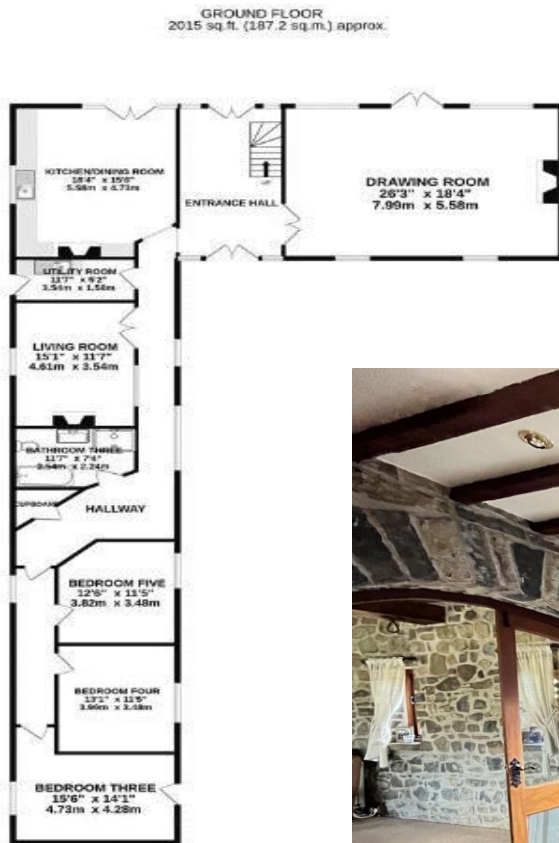
Wooden double doors opening to ENTRANCE HALL (20'2" x 10'9"), exposed timber floorboards, beams and spotlights to ceiling, stairs rising to the first floor, natural stone wall accents and double doors to the garden. Internal double doors to SITTING ROOM (27'9" x 18'4"), fitted carpet, exposed beams to ceiling with fitted spotlights, dual aspect with multiple windows and double doors to front and back. Inset wood burner with stone fireplace and floating timber mantle flanked by lighting. Wide, stone arch to INNER HALL (3'10" x 40'4" max), vaulted beamed ceiling, wall mounted up lights and

windows framing the front garden. KITCHEN (18' x 16'1"), flagstone floor, double height pitch ceiling with exposed beams, natural stone walls, farmhouse style fitted kitchen, tiled splashback, 'Belfast' sink with window to side, AGA (powering the hot water) and doors to the rear garden. UTILITY/ BOOT ROOM (5'5" x 12'7") pitched double height ceiling, lighting, fitted cabinetry, timber effect rolltop worksurface, stainless steel sink with provision for plumbed white goods, floor mounted oil fired boiler and part glazed stable door to side. Second RECEPTION ROOM/ SNUG (15'2" x 11'2"), exposed floorboards, pitched ceiling with pendant light, wall mounted up lights, inset wood burner with stone surround and a window to side. BATHROOM (11'3" x 7'4"), timber floor, LED spotlights

to ceiling, exposed beam, modern WC, wall mounted vanity unit with ceramic sink above, double ended bath, fully tiled shower enclosure, chrome heated towel rail and arrow slit window to the side. BOILER CUPBOARD (4'5" x 5'1"), oil fired boiler, shelving over and pendant light to ceiling. Door to REAR HALL (19'2" x 3'9"), fitted carpet, wall mounted lighting and two windows to the side garden. BEDROOM THREE (12'9" x 12'), fitted carpet, central light with exposed stone wall and double window overlooking the walled front garden. BEDROOM FOUR (13' x 11'7"), fitted carpet, pendant light with natural stone wall and deep sill window to front. BEDROOM 5/ HOBBIES ROOM (14'1" max x 17'3" max), fitted carpeted, wall mounted uplights, attic hatch accessible. This room enjoys a dual aspect with window two side garden and stable door directly to front.

First floor LANDING (3'3" x 14' max), fitted carpet, pendant ceiling light and attic hatch. PRINCIPLE SUITE (18'9" max x 19'5" max), fitted carpet, LED spotlights, dual aspect with elevated garden and countryside views to the front and rear and stable door to the external stone steps leading to the walled front garden. DRESSING ROOM (9'8" x 7'), fitted carpet, ceiling light with multiple integrated hanging rails and shelving. Predominately tiled EN-SUITE BATHROOM (7'7" x 10'8"), comprising ceramic wash basin with vanity storage below, matching WC and bidet, double ended panel bath with central shower and tap attachment, wall mounted chrome heated towel rail and sizable double shower enclosure with rainfall shower. Large double window with elevated views to the back garden and adjoining countryside. BEDROOM TWO/ HOME OFFICE (14'8" x 12'3" max), fitted carpet, pendant ceiling lights with window overlooking the front elevation. Semi-open DRESSING SPACE (6' x 5'9"), fitted carpet, pendant ceiling light, multiple hanging rails and high-level shelving. BATHROOM (6'9 x 5'4), wood effect floor, ceiling light and extractor fan, three piece suite comprising electric corner shower, WC, wash basin with vanity unit under and window to the rear.

Sat in a generous 0.5 acre garden plot that comprises a wide five bar timber gate opens to a sizeable paved driveway and natural, stone walled landscaped front garden with well kept level lawn, stock borders. Gated access from the side leads to an established rear garden with mixed paved and Cotswold stone gravelled lower terrace, shallow graduated steps leading to a grass lawn. Additional parking for a number of vehicles lies opposite the front. Great scope to add garaging (subject to the relevant permissions).





Directions

From our Cowbridge office travel in an Easterly direction up the High Street and through the traffic lights filtering onto the A48, heading towards Cardiff. Drive through Bonvilston and before reaching St Nicholas, at the Sycamore crossroads traffic lights, turn right onto the '5 Mile Lane'. At Weycock Cross roundabout take the second exit, turn left immediately past the Cwm Ciddy (Carvery) on your left hand side and continue along the middle lane. This lane will pass the paddocks and farmland to the right and left. The Coach House is the last house in this small development of three converted barns.
What3words: mountains.tokens.ranges

Tenure

Freehold

Services

Mains water, electricity, cesspit drainage and oil central heating
Council Tax Band G

EPC EXEMPT AS GRADE II LISTED

Viewing strictly by appointment through Herbert R Thomas

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