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Harvest Cottage
Porthkerry Road
Rhoose, Barry, The Vale of
Glamorgan, CF62 3BX

Harvest Cottage

Guide Price £420,000

A very charming, Grade II Listed stone built semi-detached, period barn conversion subject to a TAN 6 Rural Enterprise Condition, offering great accommodation with an abundance of original features. Sat in landscaped gardens to the front, rear and side enjoying elevated rural views, whilst being well connected to Rhoose village and Barry respectively.

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A very charming stone built semi-detached barn conversion that has been extensively enhanced by the current owners

Gated front entrance into cobble driveway and manicured garden.

Side access to rear garden with far ranging elevated countryside views

Well connected to the amenities of Rhoose, Barry and beyond whilst enjoying a semi-rural feel.





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To the front of the property lies a landscape lawn with establish borders, sizable cove set driveway, sweeping to the side and rear with large paved terrace, leading to the front porch.

The rear garden is accessible from the side, and additional access to the property by a metal gate patio from the garden with wildflower Meadow, open store with views across the local countryside. The external garden boundary comprises parasail fencing.

External timber entrance porch leads to a glazed front door. Hallway, 15' 5 x 9' 10, ceiling light with straight spindle stairs, rising to the first floor, storage, covered and separate WC. WC, 3' 7 x 5' 8, porcelain tiles, toilets, ceramic sink, vanity storage under, LED spotlight to ceiling and frosted window to rear.

Home office/study, 9' 10 x 7', ceiling light with window overlooking the front.

Utility boot room, 11' 10 x 9' 2, fitted ceiling lights, run of wall and basement mounted modern units with a single Belfast sink, plumbed provision for white goods with wide opening to rear hall.

Rear hall, 4' 2 x 14' 8, applied with access to double cupboard, the backseat, boiler and manifold for underfloor heating with large window to the rear, stable door, providing access out with wide opening to garden room, 12' 1 x 11' 8, porcelain tiled floor, wall mounted appliances and central ceiling light with multiple windows to the rear garden and glaze French doors and windows to the side.

Kitchen, breakfast room, 9' 2 x 17' 2, spotlights to ceiling, show cabinetry, with laminate countertops, inset sink, Neff oven and grill, electric hob extractor over and jewel aspect with windows to the front and rear and porcelain tile floor.

Sizable open plan, dining/living space, 28' 11 x 16' 9, timber style ceramic tile floor for dining area with pendant ceiling lights, attic hatch accessible with natural stone feature wall, jewel aspect with windows to front and back. Steps leading down to sitting area pendant ceiling lights to floor continues with electric polish stone fireplace with deep coil window and door to the front.

First floor, landing, 11' 4 x 9' 2, fitted carpet, pendant ceiling, lights and attic hatch (pulled on ladder).

Bedroom one, 9' 4 x 17' 6, fitted carpet, ceiling lights, enjoying a jewel aspect to front and side elevations with pleasant far ranging rural views. Opening through two dressing rooms, 11' 4 x 6' 7, fitted carpet, ceiling, lights, built-in double wardrobe with sliding mirror doors, and large window to the side and onwards to countryside. Ensuite, shower room, 4' 6 x 11' 4, predominantly tiles with frosted window to the side, sink with shade vanity storage around, walk in tiled shower enclosure with spotlights to ceiling.

Bedroom two, 10' 1 x 9' 9, fully carpeted, pendant ceiling, light with window to the rear.

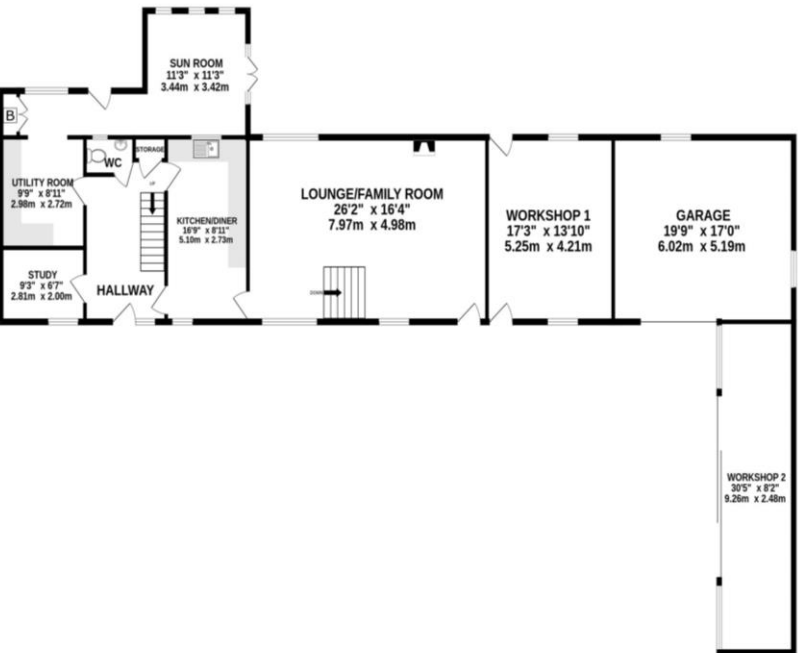
Bedroom three, 7' 4 x 10', fitted carpet, pendant ceiling, light with window to the front.

Principal bathroom, 5' 11 x 9' 3, predominant tiles comprising a WC wash basin vanity storage under, Clough bath with central tap and shower attachment and corner shower enclosure with electric shower, lighting and extractor to ceiling.

Double garage, 20' 11 x 17' 8, concrete floor, solid stone construction with double high pitch roof, wide opening for access, basic power and lighting.

Glass and timber workshop, 8' 5 x 30' 2, poppy flooring, exposed natural stone walls with pitched timber roof and pitched lean to open store to rear.

The property benefits from underfloor heating and double-glazed windows throughout.





Occupancy Condition

The property is currently subject to a TAN 6 Rural Enterprise Condition. The occupancy of the dwelling known as Keepers Cottage shall be restricted to those:

- a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;
- b. who would be eligible for consideration for affordable housing under the local authority's housing policies; or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);
- c. widows, widowers or civil partners of the above and any resident dependants.

We would advise all interested parties to contact The Vale of Glamorgan Council.

Clawback Provision

The property is offered for sale subject to a clawback provision in favour of the current owner whereby any uplift in the value of the property, due to the successful removal of the occupancy restriction will be returned to the current owner, less any costs associated with the application for removal of such a restriction.

The property is offered for sale subject to a 50%, 25 year development clawback provision on the curtilage of the property in the event of planning permission being granted for nonhorticultural, non-agricultural, or other non-rural enterprise development.

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 onto Porthkerry Road, after a short distance the property will be on your left hand side as indicated by our 'For Sale' board.

Tenure

Freehold

Council Tax and EPC

Council Tax Band E / EPC Not Applicable

Viewing strictly by appointment through Herbert R Thomas

For further information please contact:

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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.