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Yr Ysgubor

Llandow,

Cowbridge,

The Vale Of Glamorgan,

CF71 7PX

Yr Ysgubor

Asking price **£1,150,000**

A truly stunning 4/5 bedroom single storey property situated in an enviable setting offering spacious living and bedroom accommodation presented to the very highest of standards.

Spacious and beautifully presented four bedroom detached country property

Flexible living and bedroom accommodation ideal for a large or extended family

Beautifully landscaped enclosed gardens

Far reaching rural views from most rooms

All double glazed windows and doors are new - less than 3 years old

The property enjoys both sunrises and sunsets with 360 degree views

2 sets of solar panels on the roof. One set is only 2 years old. Battery in loft to store energy.

The house has been recently foam insulated in the roof space offering added insulation for warmth in the winter and cool in the summer





Yr Ysgubor Is an impressive and unique, spacious, stone built country property offering beautifully presented accommodation throughout. The flexible living and bedroom accommodation makes it ideal for a large or extended family. It briefly comprises of an entrance porch which leads into a reception HALLWAY with high vaulted ceiling.

Engineered oak wood floors continue through an open archway into the hugely impressive open plan kitchen/dining/living room. The living room is partially divided from the kitchen dining room with exposed stone central fireplace with a dual aspect wood burning stove set on a flagstone hearth. The kitchen dining room offers an extensive range of base, island, larder and wall units with complimenting light marble work surfaces to a breakfast bar area and central island. Tri folding doors concertina all the way back making the whole area of kitchen, snug and garden all open. Space for a cooking range with fitted cooker hood over and integrated dishwasher. American style fridge freezer plus wine cooler. Tiled floors from the kitchen lead into the utility room which houses an oil fired central heating boiler, fitted base units, wall mounted shelving and built-in airing cupboard with linen storage. French doors from the reception hallway lead to a home office/ rear garden room which enjoys far reaching countryside views, has exposed stonework to one wall and a pitched ceiling with visible roofing timbers. A rear hall/ laundry room has French

doors leading into the courtyard garden and has space and plumbing for white goods.

A night hallway with window to rear gives access to three of the four bedrooms. Bedroom one is a spacious dual aspect bedroom with open archway into dressing room with hand made oak fitted wardrobe furniture and doorway into a en-suite shower room. Bedroom two and bedroom three are both comfortable bedrooms, bedroom two has built-in oak hand made wardrobe cupboards. Both bedrooms flank a family bathroom housing a white three-piece suite which includes a panel bath and separate double shower cubicle. Inner hallway from the kitchen gives access to bedroom four which is also a generous sized super king bedroom and benefits from an en-suite shower

room with full tiling to floor and walls. A sitting room with bi-fold doors to front and two windows to side has potential to be a fifth double bedroom if required.

Outside the property is approached via a shared private drive. Electric gates lead onto a large ornate gravel driveway. Lawned gardens are bordered by stock proof fencing and mature hedgerow and have mature tree specimens. To the side of the property is a private lawned garden with large flagstone laid patio areas bordered by stonewalling with well-stocked shrub and flower borders enjoying views over the neighbouring farmland, pond with waterfall and fountain can also be found to the side of the property in the top garden. Summer House and 2 glass green houses. A double garage has been converted into a home gym with workshop beyond.





Directions

From Cowbridge, take the Llantwit Major Road. At Nash crossroads proceed over the junction signposted Llandow. Proceed over the next crossroads and into Llandow Village. As you leave the village, travel under the railway bridge and turn left immediately before The Lodge. Proceed along this shared driveway where Yr Ysgubor will be found on the left-hand side

Tenure

Freehold

Services

Mains water and electricity, cesspit drainage, oil central heating.
Council Tax Band H
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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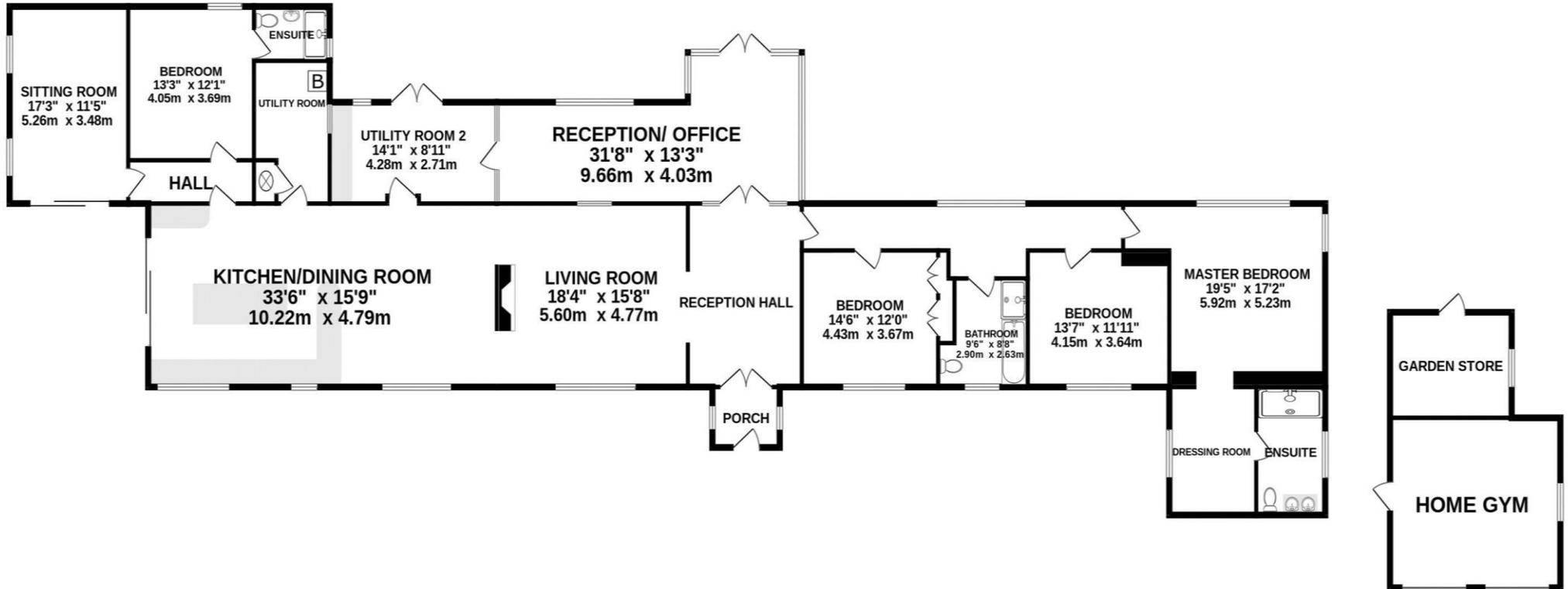
AWAITING EPC

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.



GROUND FLOOR

3326 sq.ft. (309.0 sq.m.) approx.



TOTAL FLOOR AREA : 3326 sq.ft. (309.0 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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