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Ashfield

Ystradowen, Vale Of
Glamorgan, CF71 7SY

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Ashfield, Ystradowen

Asking price **£1,250,000**

Beautifully appointed, detached five bedroom executive house in well regarded village location. Set behind private electric gates with extensive parking, mature gardens and adjacent paddock in all extending to approximately 1.3 acres

Imposing contemporary, executive home

Stunning galleried hallway, cloakroom, double living room, kitchen dining room and utility room

5 bedrooms, 2 en-suites and family bathroom

Limestone and oak floors and oak staircase and windows

Hardwired speaker system and underfloor heating to ground and first floor

Extensive parking, lawned and paved gardens, part converted double garage and adjacent paddock extending in total to acres





Beautifully appointed, detached five bedroom executive house in well regarded village location. Set behind private electric gates with extensive parking, mature gardens and adjacent paddock in all extending to approximately 1.3 acres.

Oak entrance door with two storey glazed surround to impressive reception HALLWAY (15'2" x 13'10"), vaulted ceiling with oak staircase and galleried landing, natural stone floor. CLOAKROOM (8' x 3'), white low level WC and wash hand basin with vanity cupboard, mosaic tiled lower wall, frosted double glazed window, storage cupboard. Double doors from hallway to an exceptional double LIVING ROOM (33'7" x 16'9"), solid oak floor, oak double glazed windows and french doors to side and rear elevations. Natural stone chimney breast with oak lintel and recessed wood burning fire.

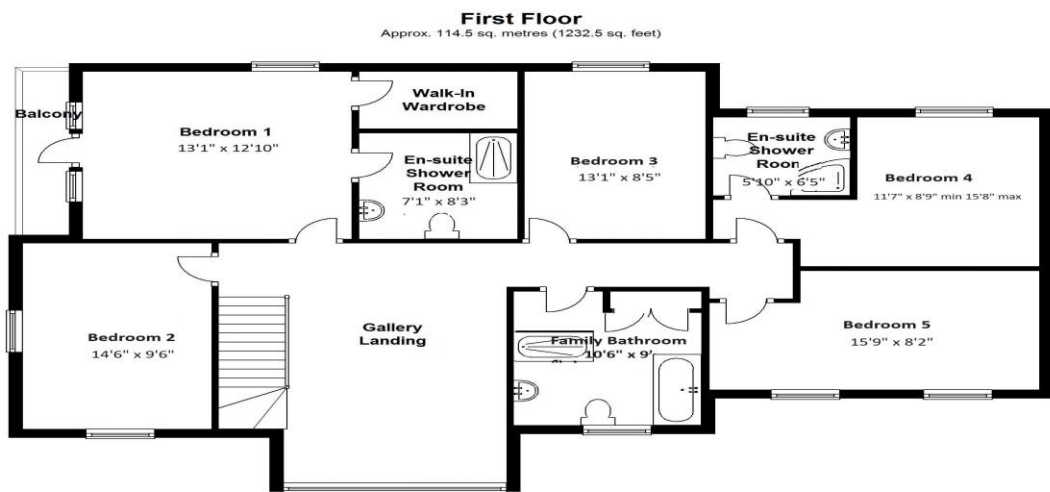
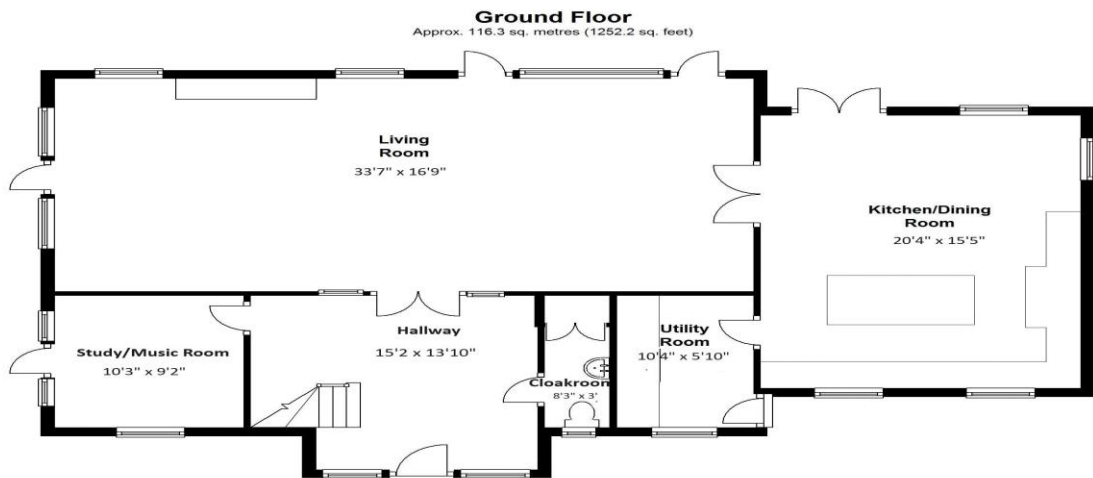
Separate STUDY/ MUSIC ROOM (10'3" x 9'2"), oak double glazed window to front, french door with full length windows to side patio. Double doors from living room to farmhouse style KITCHEN DINING ROOM (20'4" x 15'5"), natural stone floor, extensive range of cottage style, timber fronted base, wall and tall cupboard, granite and oak worktops, inset sink and mixer tap, matching island unit. Appliances include Rayburn cooking range, dishwasher and wine chiller. Ample dining area. UTILITY ROOM (10'4" x 5'10") matching base, wall and tall cupboards, spaces for washing machine, tumble dryer and fridge freezer, stable door and window to front courtyard and driveway. Concealed mains gas Worcester central heating boiler.

Oak staircase with tread lighting to galleried LANDING. MASTER BEDROOM (13'1" x 12'10") double glazed window to rear and

french door to covered balcony overlooking paddock to side. Walk in wardrobe and EN- SUITE SHOWER ROOM (7'1" x 8'3"), fully tiled to floor and walls, walk in shower cubicle with overhead shower and side jets, white low level WC and wash hand basin on a modern timber stand, chrome heated towel rail. BEDROOM 2 (14'6" x 9'6"), double room with windows to front and side elevations. BEDROOM 3 (13'1" x 8'5") double glazed window to rear garden with rural views beyond. BEDROOM 4 (11'7" x 8'9" min 15'8" max), part pitched ceiling, double glazed window to rear and door to EN-SUITE SHOWER ROOM (5'10" x 6'5"), white low level WC, pedestal wash hand basin and quadrant shaped shower cubicle with mains shower attachment. BEDROOM 5 (15'9" x 8'2") double glazed windows to front elevation. FAMILY BATHROOM (10'6" x 9'), modern white suite including double ended bath, pedestal basin, low level WC and glazed shower cubicle, fully tiled. Double cupboard, chrome heated towel rail.

Stone pillared double gates lead to a wide gravelled parking area with room for several cars, external car charging point, picket fence to front courtyard and access to a detached double GARAGE which has been converted and re-purposed to provide a substantial GYM OR HOME OFFICE, (fully insulated) to floor and walls, high pitched ceiling with double glazed windows, extensive power and data points, electric roller door to the front of the garage gives access to a shallow storage space.

To the side of the property is private, paved sitting area which leads to the rear lawn with shaped paved terrace, apple tree, outside lighting and power. A five bar timber gate extends from the driveway into a side paddock. A lovely piece of ground with mature trees, shrubbery, poly-tunnel with adjacent raised beds, timber storage shed and chicken run. The whole property, paddock and garden extending to approximately 1.3 acres.



Total area: approx. 230.8 sq. metres (2484.7 sq. feet)





Directions

From our Cowbridge office, head in an Easterly direction to the traffic lights. Turn left and proceed through Aberthin and on to Ystradowen. Turn left after Ty Mawr Close (just before reaching the garage on your right) where Ashfield is the second property on you right hand side.

Tenure

Freehold

Services

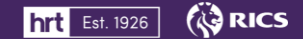
Mains water, drainage, gas and electricity
 Council Tax Band I
 EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



