

**hrt**  
herbert r thomas

Great House Farm Barn  
Llanmaes, The Vale of Glamorgan,  
CF61 2XR

[hrt.uk.com](http://hrt.uk.com)



# Great House Farm Barn

Asking price **£80,000**

Detached stone built Vale barn offered for sale with full planning permission to convert into a single 3 bedroom holiday let, located in a semi rural position on the fringes of Llanmaes and adjacent to open public space.



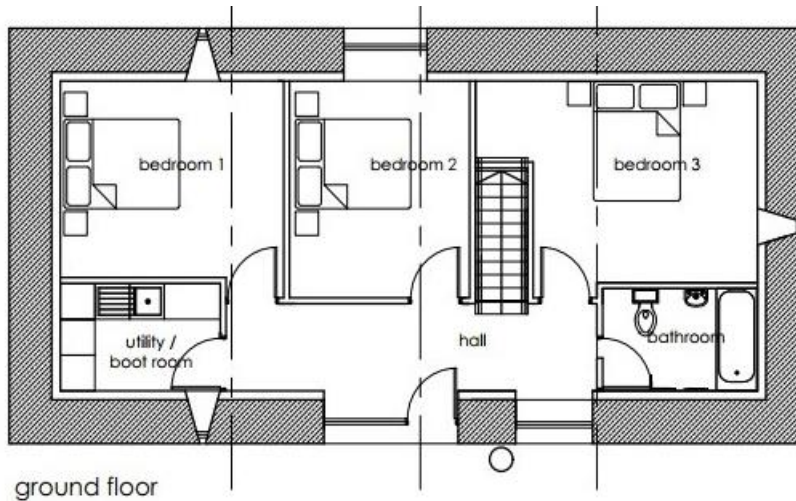
Detached stone built Vale barn with full planning permission to convert into a holiday let

Planning permission confirmed on the 10th April 2024.

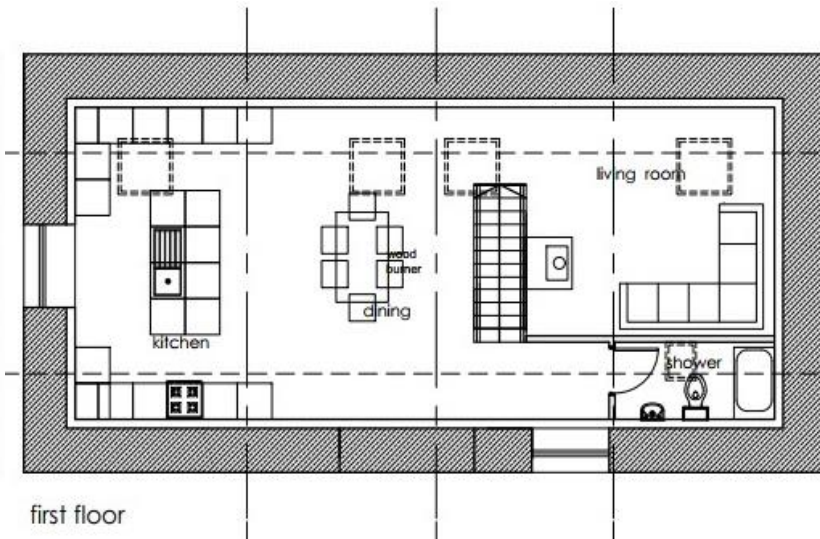
Planning permission to provide accommodation including ground floor entrance hallway leading to 3 bedrooms, a bathroom and utility/boot room

First floor open plan living space, large kitchen/dining room and additional shower room

Attractive edge of the village location with informal roadside parking



ground floor



first floor

Existing stone built Vale barn offered for sale with full planning permission to convert into a single 3 bedroom holiday let, located in a semi rural position on the fringes of Llanmaes and adjacent to open public space.

### LOCATION

Great House Farm Barn lies on the edge of the village of Llanmaes, a pretty vale village location with immediate village amenities including a village pub, village hall and church. The nearby town of Llantwit Major enjoys a wide range of amenities including a substantial shopping centre, primary and secondary schooling and a railway

station. Beyond the town of Llantwit is the heritage coastline, with fine coastal and rural walks available.

### DESCRIPTION

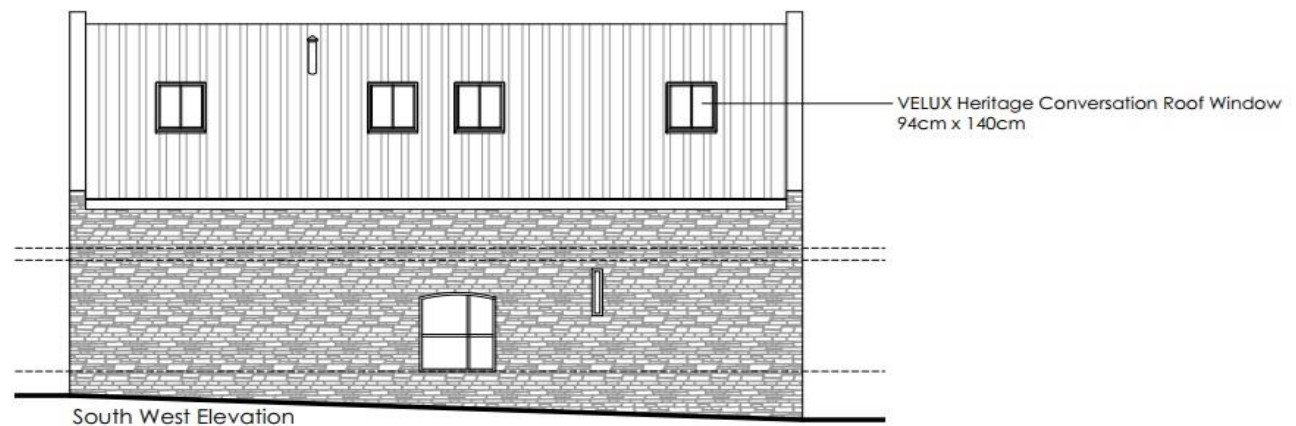
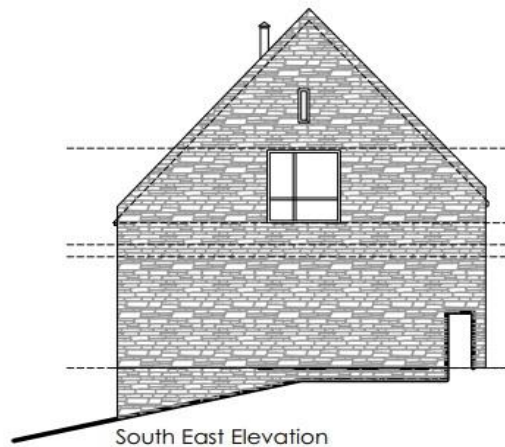
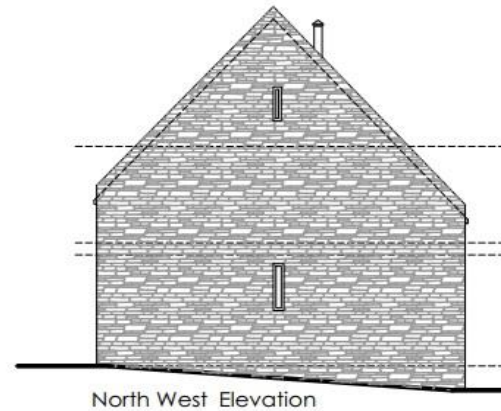
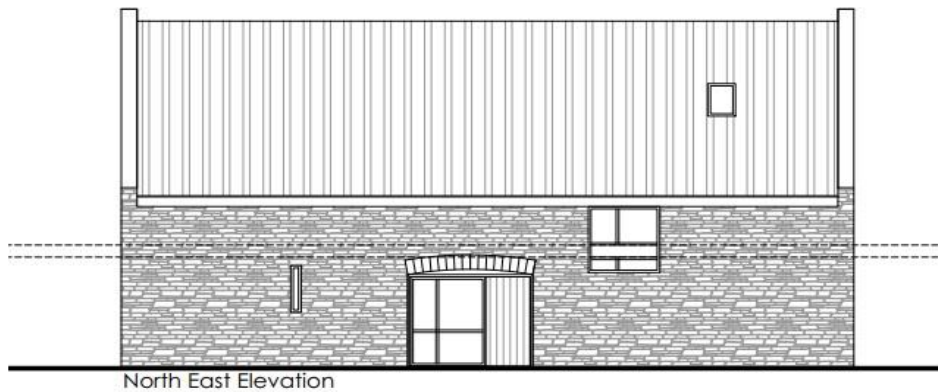
An excellent opportunity to purchase a development site, with approved planning permission, confirmed on the 10th of April 2024 to convert the existing barn into a 3 bedroom unit.

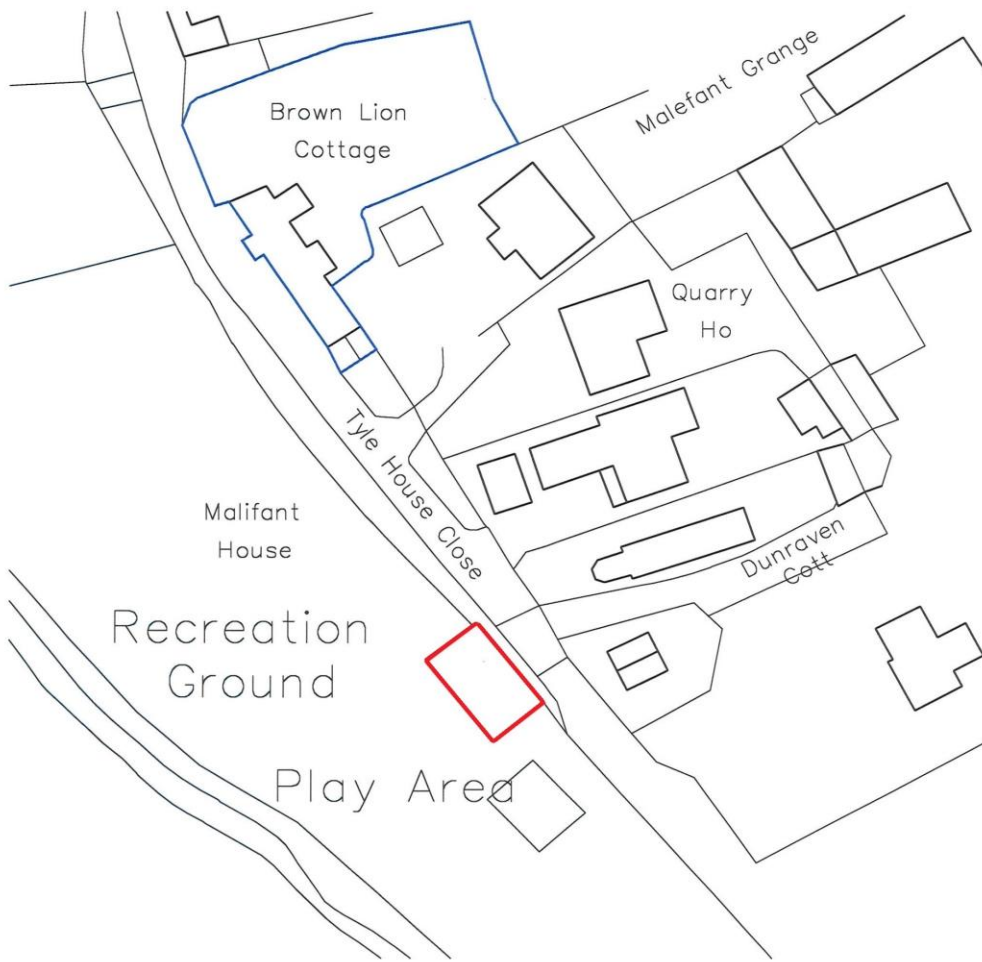
Planning application reference 2020/00929/FUL has been approved subject to 7 conditions and planning application reference 2020/00930/LBC (Notification of Consent of Application for Listed Building Consent) has been approved subject to 5 conditions. Further details

are available on request or see The Vale of Glamorgan Council online planning register. Interested parties are advised to make their own enquiries with The Vale of Glamorgan Council in order to verify.

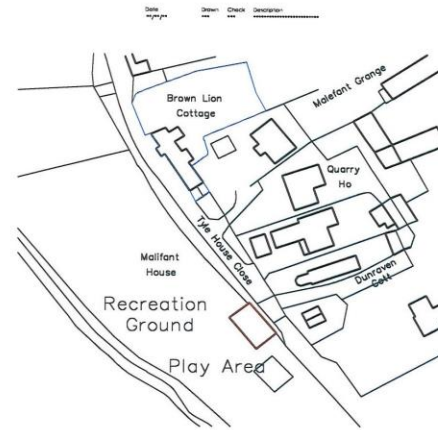
Planning Permission has been obtained to provide accommodation including a ground floor entrance hallway off which there are 3 bedrooms, bathroom and utility/boot room. A staircase rises from the hall to a large open plan first floor space which includes living room, large kitchen/dining room and separate shower room.

Outside there is informal adjacent roadside parking, please note that the curtilage boundaries of the property is the barn itself. There is no additional outdoor space.





**Location Plan**  
1:500 @ A3



**Location Plan**  
1:1250 @ A3



Proposed Barn Conversion Tyle House Close Llanmaes	Job No. 20_033	Rev.
	Drawn No. AL190101	
Title Location Plan		
Date 17/04/2020	Drawn [WJ]	Scale 1:500 & 1:1250 @ A3
 Architects Environmental & Urban design		Town planners & Urban design
<small>Unit 15, Cowbridge Business Park, Porth Road, Cowbridge, CF94 0JG</small>		<small>www.hert.co.uk Tel: 01496 22100</small>

## Directions

From our Cowbridge office travel in an Easterly direction up the High Street to the traffic lights. Turn right at the traffic lights and follow this road past 'The Herberts' and St Mary Church taking the next turning right towards Llanmaes. Drive into the Village, bear left past the 'Blacksmiths Arms' public house and follow the road left as you reach the village Church, follow the road as it bears left and then right and as you leave the village, Great House Farm Barn is on your right hand side. What3words: going.inflamed.swordfish

## Tenure

Freehold

## Services

All mains services are available in the vicinity  
Council Tax Band G

Viewing strictly by  
appointment through  
Herbert R Thomas

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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.