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Bron Haulog  
Penmark,  
The Vale Of Glamorgan,  
CF62 3BB

# Bron Haulog

Asking price **£895,000**

Substantial, modern, detached 6 bedroom country property with large highly adaptable Leisure Building, all set in approximately 3.5 acres of surrounding grounds. Offered for Sale subject to TAN 6 Rural Enterprise Condition.

Substantial detached 6 bedroom country property with leisure facilities and ground extending to approximately 3.5 acres

Main house providing entrance hall, large L-shaped living room, sitting room, formal dining room, kitchen/breakfast room & utility room

5 bedrooms, dressing room and en-suite bathroom

Annex including sitting room, bedroom & shower room

Gated entrance driveway with lawned gardens and paddocks

Leisure building including games room, indoor swimming pool, kitchen, changing/shower rooms & garage

Sold subject to a TAN 6 Rural Enterprise Condition





Substantial, modern, detached 6 bedroom country property with large highly adaptable Leisure Building, all set in approximately 3.5 acres of surrounding grounds. Offered for Sale subject to TAN 6 Rural Enterprise Condition.

Sliding patio doors to central HALLWAY with open tread staircase. CLOAKROOM with white low level WC, wash hand basin and vanity cupboard, fully tiled floor and walls, fitted coat cupboard. 'L' shaped LIVING ROOM with windows to front and rear elevations and connecting door to Annex. Substantial DINING ROOM (previously a double garage) with windows to front and rear elevations. LARGE STUDY/SITTING ROOM with aspect to front garden. KITCHEN/BREAKFAST ROOM range of white base and wall cupboards with grey roll top worksurfaces and inset stainless steel 1.5 bowl sink and drainer. Integrated double oven, ceramic hob, extractor and dishwasher. Tiled floor and room for breakfast table. Large UTILITY/LAUNDRY ROOM with fitted cupboards, space and plumbing for washing machine, tumble dryer and freezer, door and window to rear garden. Door to STOREROOM also containing wall mounted Worcester LPG boiler and airing cupboard with foam lagged tank.

LANDING loft access and doors to a large MASTER BEDROOM, double glazed window to front paddock leading to a substantial DRESSING ROOM with built-in wardrobes. French doors and JULIETTE BALCONY to front and double doors to full EN-SUITE BATHROOM with white suite including corner bath with Spa jets, shower cubicle, pedestal basin and low level WC, frosted double glazed window. BEDROOMS TWO & THREE, with built-in wardrobes, wash hand basins and vanity cupboards, double glazed windows to rear. BEDROOM FOUR, wash hand basin and vanity cupboard, double glazed windows to both front and rear elevations. BEDROOM FIVE, a further double room, built-in double wardrobe, part pitched ceiling with window to front. FAMILY

BATHROOM, twin wash hand basins with roll top worksurfaces and cupboards below, low level WC, bidet, panelled bath with shower over.

ANNEX accommodation with includes a ground floor SITTING ROOM, presently containing a pine Nordic-style SAUNA with door to ground floor SHOWER ROOM, fully tiled including shower cubicle, pedestal basin and low level WC. BEDROOM (6) with aspect to rear garden and rolling countryside beyond.

Impressive electric double gates lead, via a lengthy sweeping driveway, around a substantial Paddock, down to 'Bron Haulog' where timber double gates swing to the front of the property which provide parking and access to front patio. To the rear and side of the property is a substantial lawn with mature trees and shrubbery. The main driveway extends past the house to

a substantial LEISURE/GARAGE BUILDING with brick pavia parking to front and side. This substantial cavity-built leisure building provides accommodation including a large GAMES ROOM with timber effect flooring, double glazed windows and patio doors and substantial bar counters. Door to GALLEY KITCHEN fitted cupboards and appliances. Large lined SWIMMING POOL with tiled seating areas, timber panelled ceiling, double glazed window and sliding patio doors. PLANT ROOM with filtration system, LPG gas boiler and lagged cylinder tank. Three SHOWER/CHANGING ROOMS, one containing a pine SAUNA and two cubicled TOILETS and DOUBLE GARAGE with electric up and over door.

To the side of the leisure building is a substantial paved SEATING AREA flanked by a large ornamental POND. Beyond this is a further grassed area with trees and shrubbery and block-built detached STABLE/STOREROOM.





## Directions

Travelling from Cowbridge along the A48 towards Cardiff, drive through Bonvilston, turning right at the traffic lights onto the A4226 towards Barry. On reaching Barry, take the third exit on the roundabout, onto the A4226 heading West towards Cardiff Wales Airport. On reaching the next roundabout, take the second exit continuing along the same road. After a few hundred yards take the very first turning right onto a private road, turning left through double gates which lead into Bron Haulog.  
 What3Words: flamenco.supreme.landscape

## Tenure

Freehold

## Services

Mains Water, Electric. Cesspit. LPG Oil Heating.  
 Council Tax Band H  
 EPC Rating F

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	33 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.



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