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Church Farm  
Ystradowen,  
Cowbridge,  
The Vale Of Glamorgan,  
CF71 7SY

# Church Farm

Asking price **£995,000**

Church Farm dating back to the 1840's is a substantial detached period property offering flexible living and bedroom accommodation totalling approximately 5000 ft.<sup>2</sup>, ideal for a large or extended family.

Beautifully presented detached period property

Substantial accommodation totalling approximately 5000 ft.<sup>2</sup>

Retaining many original character features

Five reception rooms and seven bedrooms

Two family bathrooms plus two ensuite bathrooms

Ideal for a large or extended, multi-generation family

A large annex, ideal for self contained accommodation

Central village location within highly regarded Ystradowen

South facing enclosed garden

Ample off-road parking





Church Farm is a substantial detached period property retaining many original character features. It offers accommodation totalling approximately 5000 ft.<sup>2</sup> It is ideal for a large or extended multi-generation family. The large annex would be ideal for creating self-contained accommodation. It has scope for conversion into a three bedroom, two bathroom "upside down House", for example.

The accommodation comprises an exposed stone entrance porch leading into a central HALLWAY with stairs rising to the first-floor accommodation. The hallway is flanked by the sitting room and dining room. Both reception rooms enjoy views over the south facing lawned garden. The SITTING ROOM has a contemporary inset woodburning stove. The DINING ROOM has a woodburning stove set within an exposed stone inglenook fireplace. Doors from the dining room access the kitchen plus family room. The FAMILY ROOM is a light and airy reception room with bi-fold doors leading to the south facing garden plus door and windows to rear into the courtyard.

The KITCHEN/ BREAKFAST ROOM which enjoys views into the courtyard garden, offers a range of fitted Shaker style, base and island units with black granite work surfaces. An 'Aga' cooking range, plus further integrated 'Neff' appliances including; oven and induction hob plus a dishwasher and fridge/freezer. Characterful panel doors into shelved storage and pantry cupboards. Open plan from the kitchen is a glazed door and side panel leading to the parking area, plus stable style door into the courtyard garden. The LIVING ROOM, accessed from both the entrance hall and kitchen is dual aspect room with windows flanking an ornate fireplace. Stairs rise into bedroom two.

The first floor landing within the main body of the house gives access to six bedrooms, all of which are comfortable double bedrooms. BEDROOM ONE and BEDROOM TWO each benefit from EN-SUITE BATHROOMS. Bedroom one enjoys views to the front and has French doors leading to an external staircase accessing the courtyard garden. It has a

high vaulted ceiling with visible roofing timbers. Bedroom two also has a dressing room. BEDROOM THREE with high vaulted ceiling, has space saver stairs leading to a mezzanine floor, ideal for a hobby room or a children's playroom. BEDROOM FOUR is a generous double bedroom with built-in wardrobe cupboards and lies adjacent to the large family bathroom. BEDROOM FIVE and BEDROOM SIX also enjoy the South facing views to front. The BATHROOM has a four-piece suite, which includes a freestanding tin bath with chrome mixer taps, a shower enclosure with rainfall shower fitted plus a stone wash hand basin with storage below.

A lockable door from the kitchen/breakfast room leads into the north wing of the property which holds potential to be a self-contained annex. It currently comprises of the UTILITY ROOM with fitted base units, plus space and plumbing for white goods. The utility room gives access into BEDROOM SEVEN. This generously sized, ground floor bedroom has a glazed door leading into the

courtyard garden, plus door into walk-in wardrobe cupboard. A ground floor BATHROOM has a four-piece suite which includes a fully tiled shower cubicle and freestanding roll top bath. The GYM has glazed double doors leading to the rear lane, plus a window to front, it has stairs rising into the impressive 48'-foot-long LEISURE ROOM. This dual aspect room with five windows to front has a high vaulted ceiling with visible roofing timbers. This impressive space has a multitude of purposes and beautiful natural light. Or it could be subdivided to create additional rooms if required.

Outside the property offers ample off-road parking on a large gravel driveway. Accessed from the kitchen is an enclosed courtyard garden laid with flagstones. This charming and sheltered garden is ideal for family dining and enjoys the sun into the evening. To the front of the property is an enclosed lawned garden boarded by stonewalling plus extensive yew hedging. It lies in a southerly direction enjoying the sun throughout the day. The front face of the house benefits from a beautiful wisteria and the garden is well stocked with espalier fruit trees plus other perennial plants.





**Directions**

From Cowbridge travel north through the villages of Aberthin And Maendy. As you enter Ystradowen, Church Farm will be found immediately on your left-hand side.  
 What3words: sway.allows.relay

**Tenure**

Freehold

**Services**

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

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
 01446 772911  
 sales@hrt.uk.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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