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Walterston Fach
Walterston,
The Vale Of Glamorgan,
CF62 3AS

Walterston Fach

Asking price **£1,925,000**

Exceptional Grade II listed, five double bedroom, thatched Vale farmhouse set within approximately 4 acres of beautifully kept mature grounds with extensive parking and outbuildings. Secluded and rural, yet convenient for Cardiff or Cowbridge.

Outstanding country property with extensive mature ground of approximately 4 acres

Entrance hallway and cloakroom, large open plan living room and dining room, study and library, kitchen with Aga open plan to dining room, utility/ boiler room, boot room and two downstairs cloakrooms

Five double bedrooms, all en-suite

Beautiful mature gardens with fine rural views

Extensive parking, garaging and outbuildings

Convenient commuting access to Cardiff, a short drive from the country town of Cowbridge

Free standing solar panels installed at full index linked tariff (3.8Kw).





Exceptional Grade II listed, five double bedroom, thatched Vale farmhouse set within approximately 4 acres of beautifully kept mature grounds with extensive parking and outbuildings. Secluded and rural, yet convenient for Cardiff or Cowbridge.

Hard wood door to HALLWAY, timber effect floor, quarter turn spindled staircase, double glazed aluminium window to main garden. CLOAKROOM, fully tiled with white low level WC and wash hand basin. Wonderful open plan LIVING ROOM and DINING ROOM split by a horse-shoe shaped bar with wooden counter. Recessed inglenook style fireplace with flagstone hearth and 'Clearview' woodburning fire, small paned double glazed windows to front and rear elevations, stone staircase to first floor, SITTING ROOM, double glazed windows and beamed ceiling, recessed 'Clearview' fire on a flagstone hearth, stone spiral staircase, rising to first floor landing. A "mounted plank wooden screen" which is a listed feature forms a LIBRARY AREA with velvet lined book shelving.

Large open-plan KITCHEN contains a range of timber fronted hand-painted base and wall cupboards with granite worktops and large matching island unit with breakfast bar, electric Aga, additional ceramic hob and extractor, American style fridge freezer, integrated dishwasher and microwave. Walk-in shelved PANTRY, tiled floor and windows to front elevation and part glazed door to driveway. Open plan to a lovely BREAKFAST ROOM, double glazed windows and sliding patio doors to flagstone terrace.

Access from entrance hallway to LAUNDRY ROOM, range of fitted cupboards with roll-top work surfaces, stainless steel sink and drainer. Boiler cupboard with Worcester oil fired central heating boiler. BOOT ROOM, hanging space and drying rack, stable door to garden.

Stone staircase from sitting room rises to first floor LANDING, exposed roof trusses and double glazed windows, airing cupboard with lagged tank and shelving. BEDROOM ONE, very pretty bedroom with part pitched ceiling with exposed roof truss, DRESSING ROOM with built-in wardrobes and double glazed windows overlooking the gardens. Braced oak door to

EN-SUITE SHOWER ROOM, large fully tiled shower cubicle with glazed entry door, pedestal basin, low level WC and bidet. BEDROOM TWO, full of character with double glazed window to front and rear elevations. EN-SUITE BATHROOM, traditional 'Sanitan' suite including free standing, claw-foot, slipper bath, pedestal wash hand basin, and low level WC, panelled lower walls. Double BEDROOM THREE, double glazed window to garden. EN-SUITE SHOWER ROOM, fully tiled shower enclosure with glazed door, pedestal basin, and low level WC.

Staircase from entrance hallway to a second LANDING, airing cupboard with lagged tank and doors to BEDROOM FOUR combining reception/ sitting area, currently used as a study with timber floor and double glazed window leading to large double bedroom, with timber floor, windows to three elevations, and decked sitting area which offers views into the garden and to open countryside. EN-SUITE BATHROOM, white suite including jacuzzi bath with shower and shower screen over, low level WC and pedestal wash hand basin. BEDROOM FIVE, a delightful room with double glazed aluminium framed windows to two elevations, fitted cupboard. EN-SUITE BATHROOM, white suite including

panelled bath, pedestal basin and a low level WC, fully tiled to walls. Walterston Fach stands in stunning, well kept mature grounds extending to approximately 4 acres. Timber entrance gates lead to a flagstone parking space immediately to the side of the house, car charging point and access to a detached stone-built PLAYHOUSE/ STUDY with heating. Unusual 'Wendy House' style CLOAKROOM containing a miniature, low-level WC and wash hand basin.

Brick pavia driveway extends away from the house up to a large gravelled parking area providing a huge amount of parking and access to a detached GARAGE BLOCK which includes double garage with electric up and over doors and a separate former stable, now used as a HOME GYMNASIUM. To the rear of the garage is a useful wood store area and to the side, there are chicken coops and runs and a lovely kitchen garden area which combines a timber SUMMER HOUSE, three greenhouses and raised beds. The gardens are informal in nature with large lawns, mature trees and shrubbery extending to an open paddock area with small wooded copse and beautifully presented SUMMER HOUSE. Immediately adjacent to the house is a more sheltered lawned area with banked mixed shrubbery and flagstone paved sitting areas. Free standing solar panels (3.8Kw) installed at full index linked tariff.





Directions

From our Cowbridge office, travel up the High Street through the traffic lights filtering onto the A48 heading towards Cardiff. Drive through Bonvilston before turning right onto the 5 Mile Lane, follow this road taking the first turning right signposted Walterston/ Llancaiach. Travel past the right turning to the Amelia Trust, take the next turning right, continue along the road where Walterston Fach is on your on your left hand side. What3words: rollover.miss.natural

Tenure

Freehold

Services

Mains water, electricity, cesspit drainage and oil central heating. Free standing solar panels installed at full index linked tariff (3.8Kw). Council Tax Band I EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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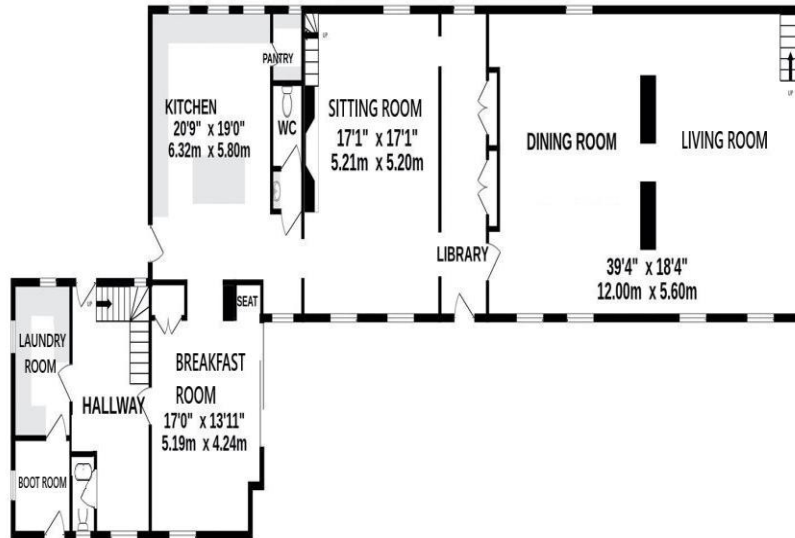
hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

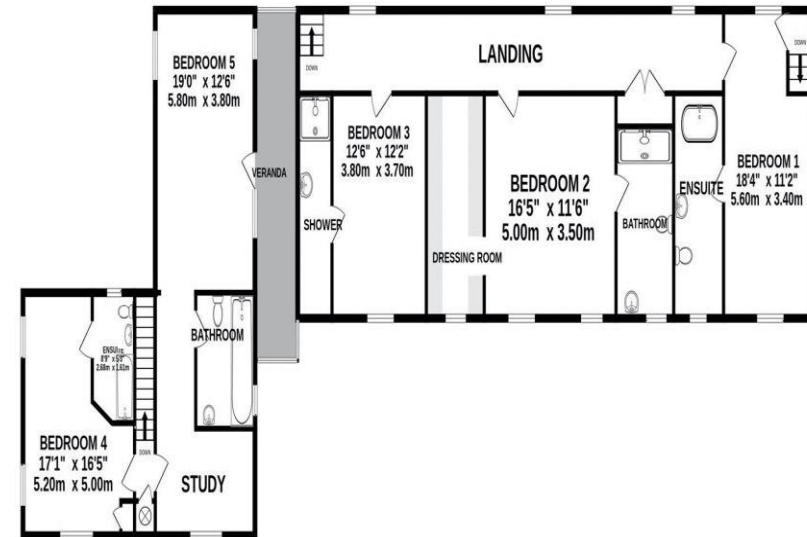
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GROUND FLOOR
2143 sq.ft. (199.1 sq.m.) approx.



1ST FLOOR
2041 sq.ft. (189.6 sq.m.) approx.



TOTAL FLOOR AREA : 4184 sq.ft. (388.7 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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