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Tathan Herd
Newbarn Holdings
St Athan
The Vale Of Glamorgan
CF62 4QL

Tathan Herd

Asking price **£975,000**

A five double bedroom, detached barn conversion, offering flexible living and bedroom accommodation, with self-contained annex, landscape gardens, paddock, stabling and far-reaching views across the Vale.

Spacious, detached barn conversion, offering flexible living and bedroom accommodation

Five double bedrooms, three with ensuite shower rooms

Open plan living accommodation

Self-contained annex accommodation ideal for multigenerational living or rental opportunity

Low maintenance landscape gardens plus paddock space, with stabling and barn storage

Ample parking and triple carport

Far reaching views across the Vale to rear

Viewings highly recommended





Offered to the market for the first time since it's conversion by the current owners, Tathan Herd is a substantial five double bedroom detached property, with paddock space and stabling. The property offers flexible living and bedroom accommodation and has a self-contained annex, making this suitable for multi-generational living or large/extended families.

The accommodation briefly comprises; an entrance PORCH opening into a reception hall, which is high vaulted ceilings and part exposed stonework to walls. Beyond the RECEPTION HALL is the open plan kitchen/dining/living room. The KITCHEN/DINING ROOM offers an extensive range of fitted units, including a display dresser, with complementing black granite works surfaces which extends across the central island with preparation sink. Further Belfast sink unit. Space and plumbing for range cooker with splashback tiling to walls and cooker hood above. Integrated baseline fridge and dishwasher. Flagstone tiled floors extend into the lounge which is partially divided from dining area by an exposed brick chimney breast. The LOUNGE has a high vaulted ceiling with visible roof timbers. Glass panel doors flanked by windows gives access and views into the rear courtyard garden. Stairs rise to the first-floor accommodation. Also open plan from the dining area is an extension where the owners have created a bar and sitting area. The BAR with bi-fold doors leading into the courtyard garden offers a bespoke range of fitted storage and bar furniture. Steps lead up to a sitting area which is triple aspect and enjoys far reaching countryside views. An open archway from the kitchen leads into the UTILITY ROOM which has a fitted range of base, larder and wall mounted units. Space and plumbing for white goods. Glass panel door and window

leading to side. A ground floor CLOAKROOM housing a white two-piece suite.

Off the reception hallway is an inner HALLWAY/LEISURE ROOM and night hallway. This large and versatile space has windows and glazed doors to front and rear. The night hallway gives access to three double bedrooms and a family bathroom. BEDROOM THREE benefits from ensuite shower room and walk-in wardrobe, BEDROOM FOUR also benefits from ENSUITE SHOWER ROOM. The FAMILY BATHROOM has a white four piece suite which includes a freestanding roll top bath and double shower enclosure. The first floor landing, accessed from the lounge, is flanked by two further bedrooms. BEDROOM ONE with window and skylight

to rear, enjoys far reaching views, has a fitted range of wardrobe furniture and is open plan to a generous size EN-SUITE SHOWER ROOM. BEDROOM TWO has a window to side and also benefits from fitted wardrobe furniture.

To the front of the property is a large gravel drive/parking area with ample space for many vehicles plus a triple carport. To the side of the property is a detached one bedroom self-contained ANNEX. Immediately to the rear of the barn, is an enclosed courtyard garden with flagstone and decked sitting areas. Beyond this is a cottage garden with raised flowerbeds and greenhouse. A detached storage barn and three stable boxes lead out to the enclosed paddock. The paddock is boarded by stock proof fencing and enjoys far reaching views.





Directions

From Cowbridge travel south along the St. Athan Road passing through The Herbert's and proceeded up the hill passing Saint Mary Church. Continue for approximately 3/4 of a mile where Tathan Herd Is located on the left left-hand side.

What3words: dozed.scribble.producers

Tenure

Freehold

Services

LPG gas, mains electricity and water and private drainage.

Council Tax Band H

EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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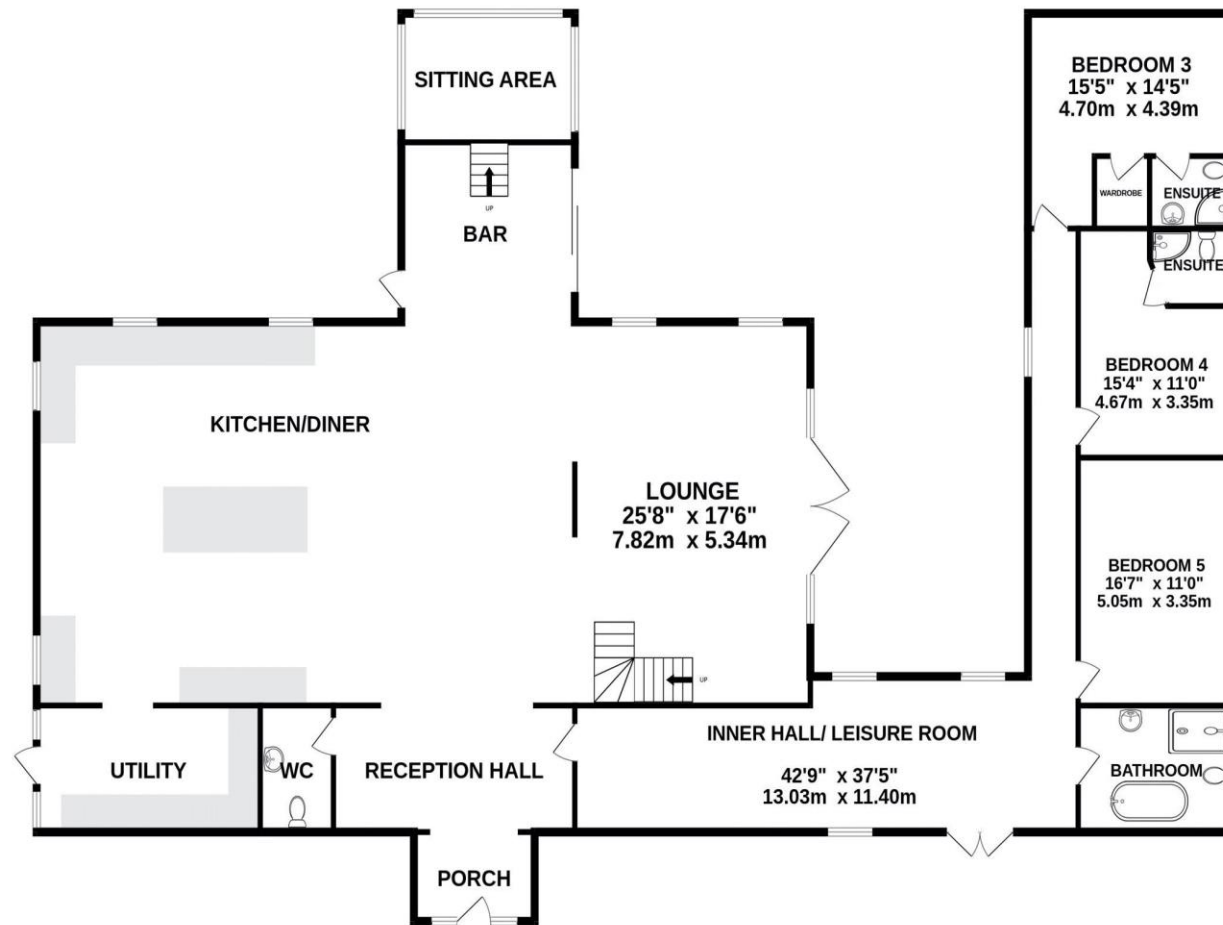


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	53 E	
21-38	F		
1-20	G		

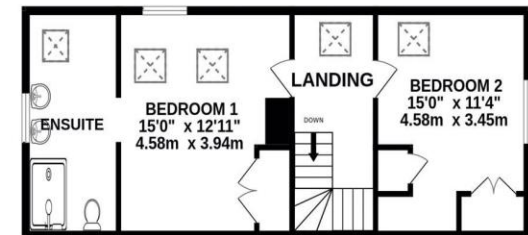
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GROUND FLOOR
3298 sq.ft. (306.4 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 3853 sq.ft. (358.0 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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