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**The Granary**

Penmark

The Vale Of Glamorgan

CF62 3BP



# The Granary

Asking price **£675,000**

An impressively renovated, four double bedroom, stone fronted barn conversion with an abundance of characterful accents and well proportioned living and entertainment spaces within.

Beautifully presented, well proportioned living with a stylish blend of traditional and modern throughout.

Ground floor - Welcoming entrance hall with WC and cloaks cupboard off, living room, dining room, modern kitchen/diner.

First floor - Split landing with four vaulted ceiling double bedrooms, well appointed family bathroom and en-suite shower room.

Gated entrance with easy to maintain walled courtyard style gardens to front and side.

Double garage with storage above.

Located in the heart of Penmark Village, a well established and rural village with great connectivity to the countryside, Barry, Cowbridge and Cardiff.









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Composite double doors open into a welcoming and light ENTRANCE HALL with engineered oak flooring continuing throughout the majority of the ground floor with a double cloaks cupboard a separate panelled WC just off.

Wide painted brick opening leads to the formal DINING AREA with beams and spotlights to ceiling. Well balanced accommodation continues both sides with arched internal double doors opening to the main SITTING ROOM natural stone accents, beams to ceiling and multiple windows drawing in natural light from the front elevation with an inset wood burner providing a great focal point.

A highly sociable KITCHEN/DINER offers a modern run of cabinets with matching central island. Painted beams and exposed stone wall, beautifully blending the 'old and new'. A range of appliances to remain include a double drinks cooler, fridge/freezer, dishwasher, oven, grill and induction hob, wooden style LVT flooring and led spotlights. Plenty of natural light is drawn in from windows to the front elevation and also a glazed door connecting the courtyard to the kitchen space, ideal for entertaining.

Stairs rising from the entrance hall lead to a large SPLIT LANDING where the characterful fabric of the barn shows itself once more with vaulted ceilings, beams, natural stone walls and engineered oak floor fitted throughout.

BEDROOM ONE is a generous double enhanced by the generous head height with window to the side and Velux to ceiling. A well appointed EN-SUITE offers a

'heritage' style suite comprising a WC, basin with vanity under and corner mains fed shower and double height beamed ceiling with Velux window.

BEDROOMS TWO, THREE AND FOUR are all double bedrooms with vaulted ceilings. All are bright and airy rooms with windows and Velux fitted, all with characterful features of the old barns.

Finalising the internal accommodation is a luxurious FAMILY BATHROOM. Incorporating a four piece suite with clawfoot freestanding bath, high level cistern toilet, corner tiled shower enclosure and double ceramic sink with complimenting traditionally styled mixer taps. A feature porthole window brings in light from the front elevation.

Approached off a select residential close of barn conversions in the heart of the village. A lovely sense of arrival is enjoyed leading up to the stone pillared and gated entrance of The Garanary. Opening into the stylishly paved courtyard with established beds and trained climber plants provide added depth and greenery to the stone wall boundaries. The courtyard area extends to the side and beyond an arched doorway. This area is accessible from the kitchen and provides a great extension of the space.

The double garage with power, lighting and plumbing provide additional storage and parking, if required. An internal wide timber stairs rises from the rear of the garage with a boarded attic space.







## Directions

From Cowbridge travel in an easterly direction along the A48 towards Cardiff turning right at the Aubrey Arms public house, before Bonvilston Village. After approximately 100 yards turn right at the T-junction, follow this road for approximately 3 miles. At the right hand bend, take the second left towards Penmark (first left goes to Llancarfan), turn left after the stone bridge and drive up through the Village of Penmark, take the first right after the "Six Bells" public house into "Penmark Farm", turn immediately right where "The Granary" double gates are straight ahead.

What3words: waistcoat.remembers.left

## Tenure

Freehold

## Services

Mains water and electricity. Cesspit drainage. LPG central heating.  
Council Tax Band H  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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