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The Granary
Fonmon
The Vale Of Glamorgan
CF62 3BJ

The Granary

Asking price **£699,950**

A characterful four bedroom (two with en suite) detached granary conversion with grounds of approximately 0.62 of an acre. Situated in a rural hamlet close to the village of Rhoose.

Four double bedroom converted granary.

A wealth of characterful features.

Three reception rooms plus kitchen.

Ample off-road parking.

Mature garden plot measuring approximately 0.62 of an acre.

Modern steel-framed workshop/warehouse.

Flexible accommodation suitable for multigenerational living.

Rural hamlet a short distance from Rhoose Village.





The Granary is a four double bedroom, detached family home, situated in the rural hamlet of Fonmon close to Rhoose Village. The property offers flexible living and bedroom accommodation which is suitable for multi-generational living. It sits on a generous size mature garden plot which measures approximately 0.62 of an acre.

The property which is in need of some decorative updating, briefly comprises: An ENTRANCE HALL with stairs rising to the first floor. The hallway has exposed wooden flooring which continues throughout the ground floor. The boiler cupboard, houses a modern Worcester oil fire central heating boiler and pressurised hot water tank. Also off the hallway is a CLOAKROOM housing a white two-piece suite. The KITCHEN has a window to front with views towards the garden. It offers an extensive range of fitted base and wall mounted units, granite work surfaces with splashback tiling over and Belfast sink unit. It has space and plumbing for a range cooker with fitted cooker hood over and fridge/freezer. Off the first entrance hall is the UTILITY ROOM with fitted range of base units plus space and plumbing for white goods. The entrance hall also gives access into an integral single GARAGE which has double doors leading to the front driveway and benefits from power and lighting.

The LOUNGE/ DINING ROOM is dual aspect, with windows to front and rear, It has an impressive ornate French marble fireplace. Door leads into the SITTING ROOM, which is also dual aspect and benefits from a woodburning stove set within an exposed stone fireplace with large wooden beam mantle. Door from sitting room into second hallway which has stairs to the first-floor landing and gives access into a THIRD RECEPTION ROOM which has two windows to side

aspect and is currently used as a kitchenette/breakfast room.

The first floor accommodation comprises of a gallery LANDING which gives access to BEDROOMS ONE and TWO. Both are generous sized double bedrooms benefiting from dressing areas with fitted wardrobe units. Bedroom one has two windows to side plus a skylight to front and benefits from an EN-SUITE SHOWER ROOM. Bedroom two has a skylight to front and benefits from an EN-SUITE BATHROOM with a freestanding roll top bath.

A second landing gives access to BEDROOMS THREE AND FOUR, both are comfortable double bedrooms

which are dual aspect. Bedroom four is currently used as an art studio and has a stainless steel flue from the woodburning stove below. The FAMILY BATHROOM has a white four piece suite which includes a panel bath and separate shower cubicle.

Outside, the property offers ample parking space on an ornate gravel driveway. Steps lead up to a large mature lawn garden with an array of tree and shrub specimens. The plot is L shaped and opens at the top of the garden into a cottage garden with raised vegetable borders, STABLE BUILDING plus detached steel frame WORKSHOP/ GARAGE BUILDING.





Directions

Travelling along the A4226 coastal road from Barry heading towards St Athan, go straight across two roundabouts with signage to the airport and take the next left signed Fonmon (this is just before the only bridge which crosses the road). Follow this country road into and towards the Village where The Granary lies on your left hand side.

What3words: breeze.loaders.feeds

Tenure

Freehold

Services

Mains water and electricity. Cesspit drainage.
Oil Central heating.
Council Tax Band H
EPC Rating

Viewing strictly by
appointment through
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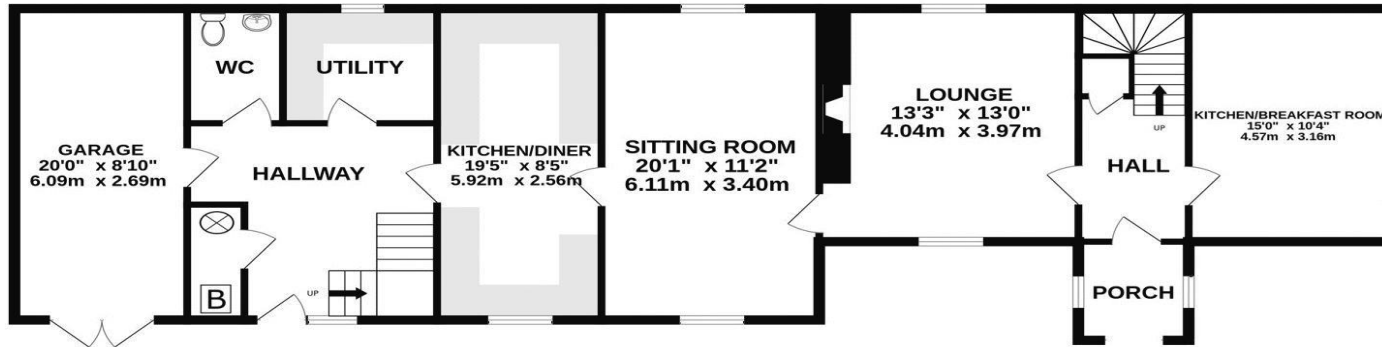


AWAITING EPC

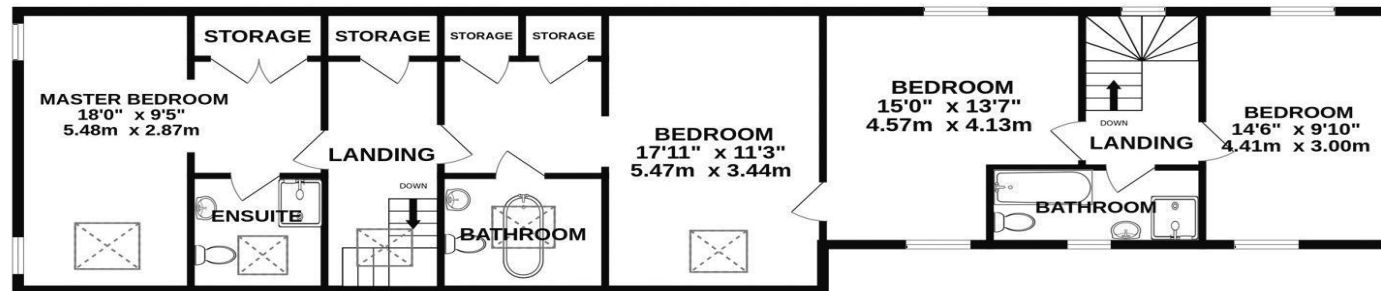
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GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR
1175 sq.ft. (109.2 sq.m.) approx.



TOTAL FLOOR AREA : 2457 sq.ft. (228.3 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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