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Fishweir Farm
St. Mary Church
Cowbridge
The Vale Of Glamorgan
CF71 7LT

Fishweir Farm

Offers in Excess of
£1,500,000

Historic, Grade II listed six bedroom farmhouse set down a lengthy driveway and enjoying the most idyllic rural setting, including a one bedroom apartment and substantial, entirely independent, three double bedroom detached barn conversion, an excellent set of additional stone barns and adjacent ground in all extending to approximately 10.23 acres. A stunning small country estate which should be viewed at the earliest opportunity.

A small country estate in a beautiful, secluded rural setting.

Six bedroom Grade II listed farmhouse with an array of impressive original features.

Separate one bedroom apartment and entirely independent three double bedroom barn conversion of excellent proportions.

Beautiful mature gardens and pond.

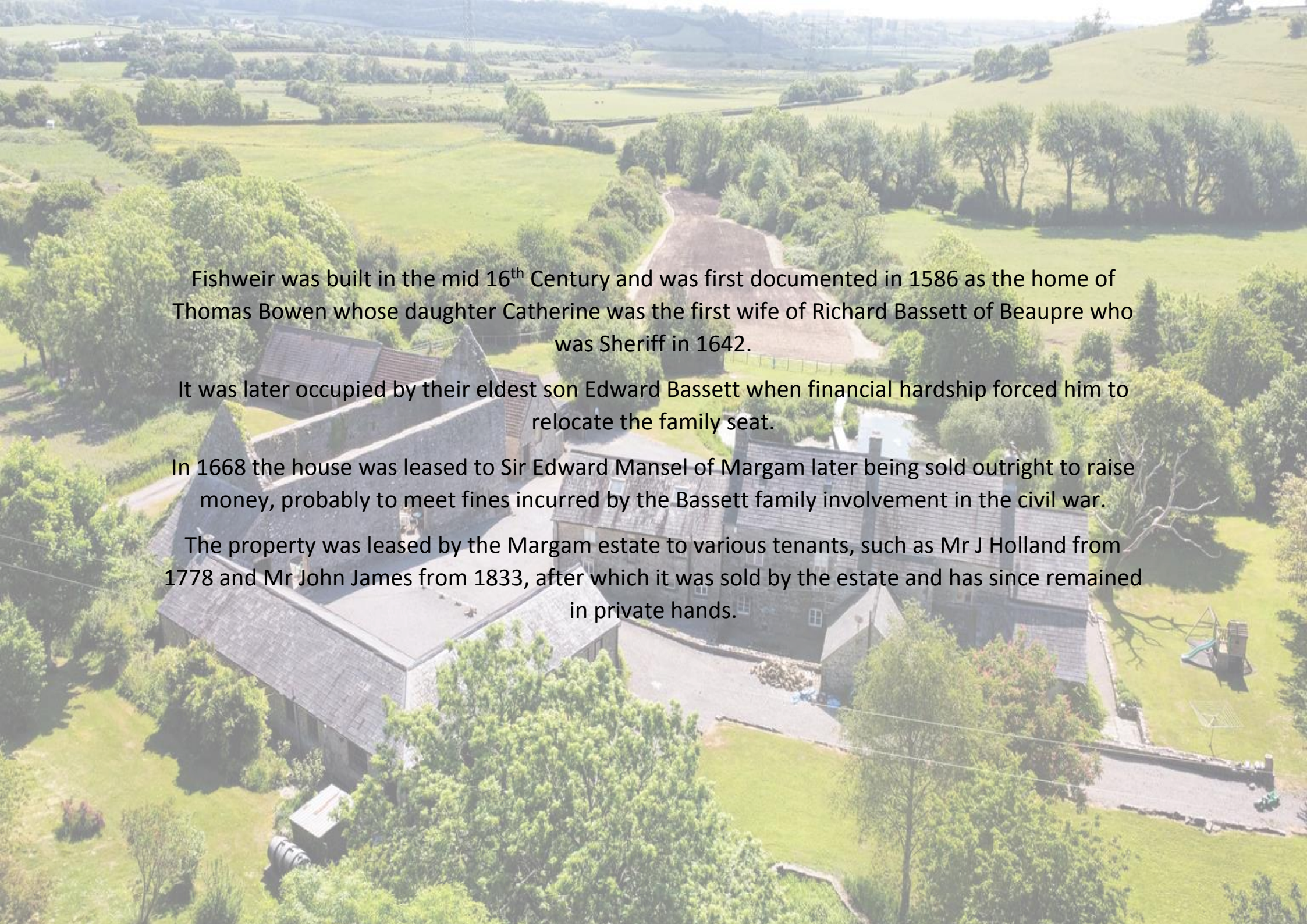
Excellent set of stone barns providing extensive garaging, storage and further potential for development.

Three adjacent fields.

Total acreage approximately 10.23 acres.

A rare opportunity which should be viewed at the earliest opportunity.



An aerial photograph of a large, historic stone house with multiple gables and a dark roof. The house is surrounded by lush green fields, trees, and a gravel driveway. In the background, rolling hills and a distant town are visible under a clear sky.

Fishweir was built in the mid 16th Century and was first documented in 1586 as the home of Thomas Bowen whose daughter Catherine was the first wife of Richard Bassett of Beaupre who was Sheriff in 1642.

It was later occupied by their eldest son Edward Bassett when financial hardship forced him to relocate the family seat.

In 1668 the house was leased to Sir Edward Mansel of Margam later being sold outright to raise money, probably to meet fines incurred by the Bassett family involvement in the civil war.

The property was leased by the Margam estate to various tenants, such as Mr J Holland from 1778 and Mr John James from 1833, after which it was sold by the estate and has since remained in private hands.

Flagstoned HALLWAY with timber beaming and oak door to DRAWING ROOM, flagstone floor, windows to front and rear elevations, open fireplace and beamed ceilings. Spacious LIVING/ DINING ROOM, flagstone floor and beamed ceiling, astonishing fireplace opening, reported to be the widest in Wales with bread oven and wood burning fire. Windows to front elevation. Stone archway with staircase to first floor. FARMHOUSE KITCHEN with Shaker cupboards, white quartz worktops and inset sink, integrated twin ovens, ceramic hob, dishwasher, shelved pantry, wood burning fire inset in a stone chimney breast with bread oven. Secondary stone staircase to first floor dressing room. Rear STUDY, ceramic tiled floor. Door to CLOAKROOM, matching tiled floor, traditional white pedestal basin and low level WC. UTILITY/ BOILER ROOM, fitted cupboards, spaces for washing machine, tumble dryer, fridge and freezer, oil fired boiler and porcelain sink, door to back garden and access to THE WASH HOUSE; a substantial, STORE ROOM with stone and concrete floor, high pitched ceiling.

Stone staircase rises to first floor LANDING. PRINCIPAL BEDROOM, known as " The Great Chamber" In Tudor times, oak floors, mullioned and hardwood windows, beautiful original frieze and recessed wood burning fire set in a carved stone surround. Stone archway to DRESSING ROOM with fitted cupboards, oak floor and secondary staircase to kitchen. EN-SUITE BATHROOM, modern white suite including double ended roll-top bath, low level WC and wash hand basin, oak floor and exposed natural stonework to one wall.

BEDROOM TWO, a double room with mullioned window and window seat and fitted wardrobes. FAMILY BATHROOM, white three-piece suite, timber panelled lower walls. BEDROOM THREE, double bedroom with fitted wardrobes, aspect to rear and connecting door to GAMES/ SLUMBER ROOM, an enormous room with colour-wash stonework, high pitched and beamed ceiling and windows to front and rear elevations. Access to a side a hallway with door to external, stone staircase. Doors off to an OCCASSIONAL BEDROOM and additional STORE ROOM.

Mains stone staircase extends to the second floor where there is access to a large attic storage space and two inter-

connecting BEDROOMS FIVE & SIX with vaulted and beamed ceilings, oak floors, exposed timber trusses and built-in eaves wardrobes.

THE GRANARY APARTMENT with its own entrance porch to central HALLWAY, L shaped LOUNGE DINING ROOM with double aspect and feature fireplace, KITCHEN with fitted base and wall cupboards, roll top work surface, integrated oven, hob, extractor and UTILITY ROOM space for washing machine and dishwasher. Double BEDROOM with fitted wardrobes and BATHROOM, white suite including P shaped bath, pedestal basin and low level WC.

To the rear of Fishweir Farmhouse is a DETACHED BARN CONVERSION. 'Treffynnon' has full independent, residential planning consent (not holiday consent), it's own parking area to the front, garden to the rear and accommodation including L shaped HALLWAY with large LIVING ROOM, wood burning fire, inset in a natural stone chimney breast, separate formal DINING ROOM and KITCHEN BREAKFAST ROOM with fitted cupboards, free-standing cooker and dishwasher and boiler/ utility room.

Three generous double BEDROOMS, all with built-in wardrobes and two BATHROOMS.

Fishweir is approached by a lengthy private driveway which sweeps to the front of the property where there is extensive gravelled parking. An enclosed stone-walled, flagstoned area gives access to the main entrance, beyond which is a lawn with a delightful southerly view over a large pond, split by a pedestrian bridge with further informal connected side lawns with mature trees.

A substantial set of stone barns includes a slate and tile roof SINGLE STORY BUILDING combining garaging for six cars, attached STORE ROOM and former stable. A further substantial stone-built barn, reported to be the tallest in Wales, offers potential, subject to planning permission for additional development. Agricultural ground lying to the front, rear and side of the property also formed part of the sale, the whole lot extending to approximately 10.23 acres.

FOOTNOTE: A public footpath extends across the rear of the main property.





Directions

From our Cowbridge office travel in an easterly direction up the High Street turning right at the traffic lights onto the St Athan Road. Follow this road through The Herberts, up the hill passing the turning left into St Mary Church. As the road drops and you reach a crossroads, turn left towards Llantrythidd. Follow this road for approximately 0.7 acres, turning right into the driveway leading to Fishweir Farmhouse.

Tenure

Freehold

Services

Mains electricity, water supply from spring, Klargestor drainage, oil central heating

Council Tax Band H

Viewing strictly by appointment through Herbert R Thomas

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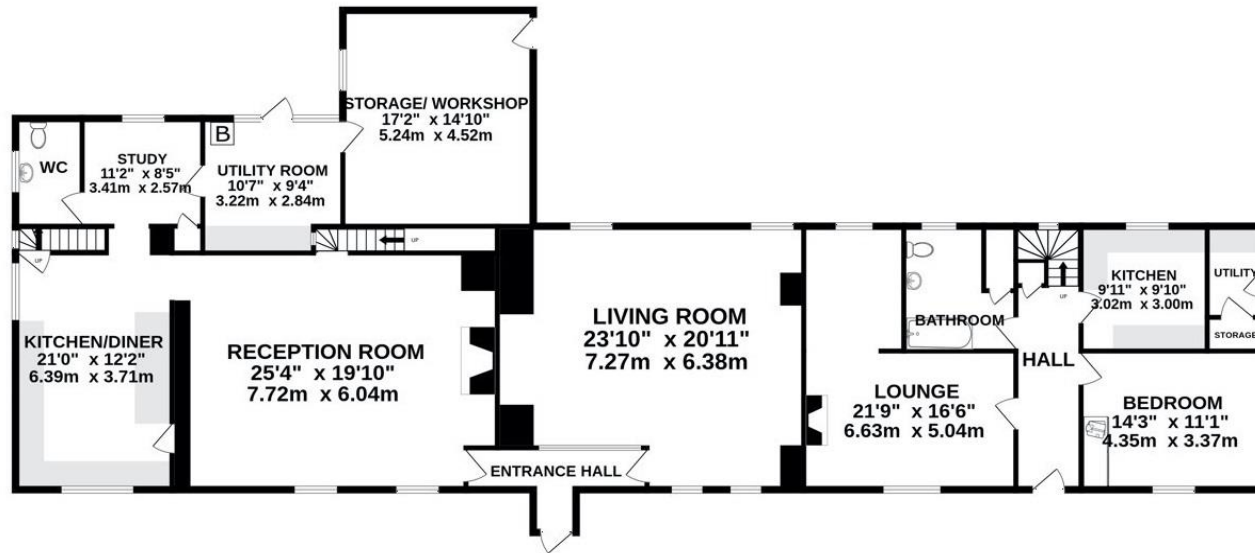
EPC NOT APPLICABLE

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

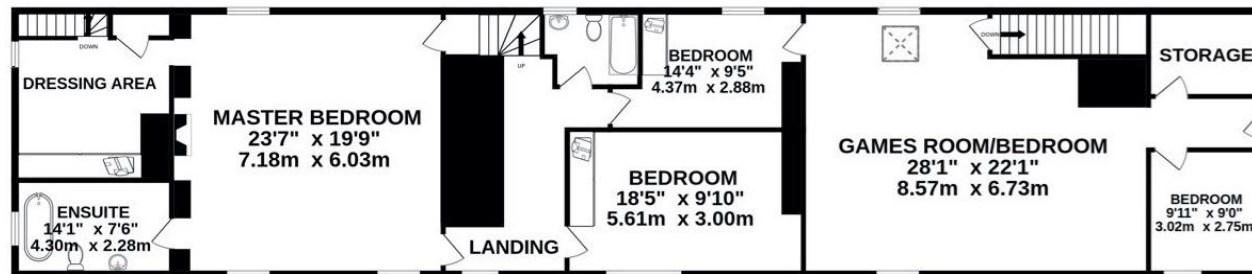


FISHWEIR FARMHOUSE AND THE GRANARY APARTMENT

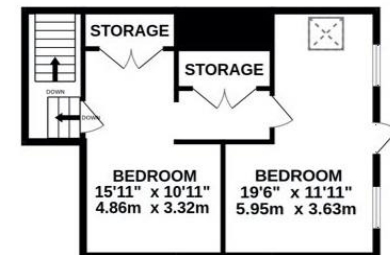
GROUND FLOOR
2435 sq.ft. (226.2 sq.m.) approx.



1ST FLOOR
1908 sq.ft. (177.3 sq.m.) approx.



2ND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 4815 sq.ft. (447.3 sq.m.) approx.



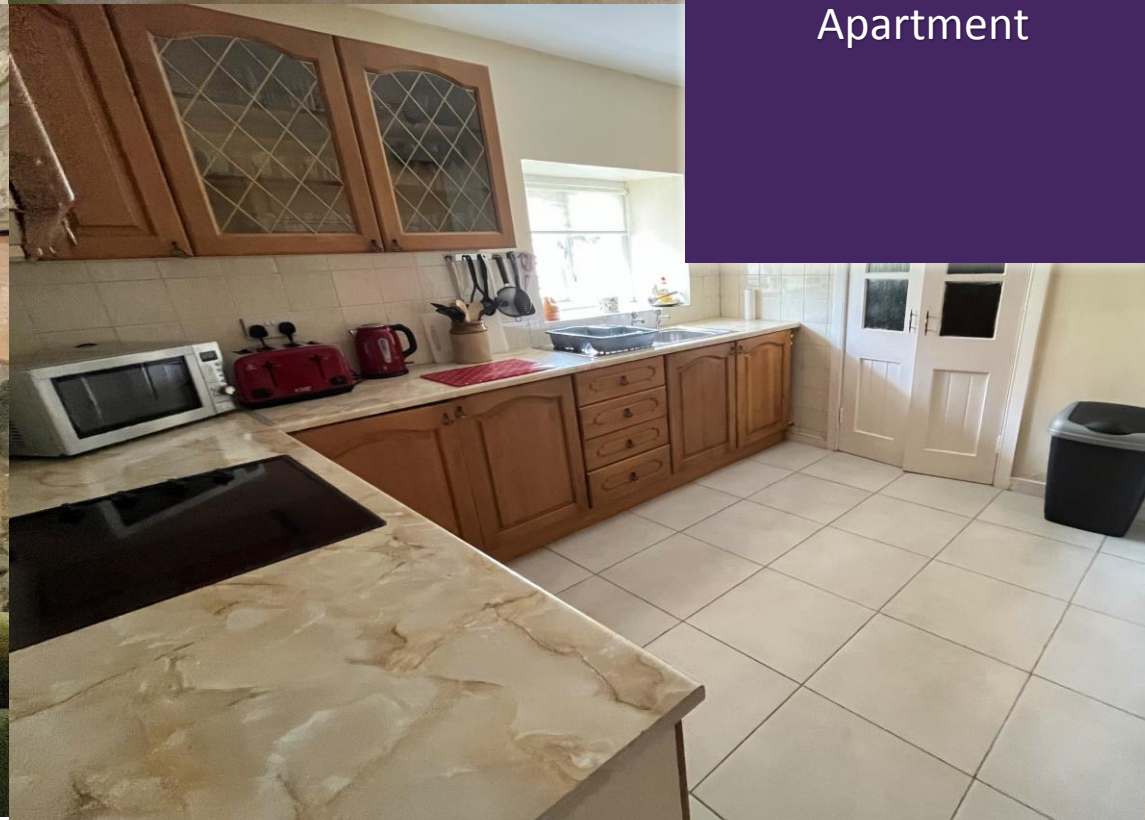
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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The Granary
Apartment



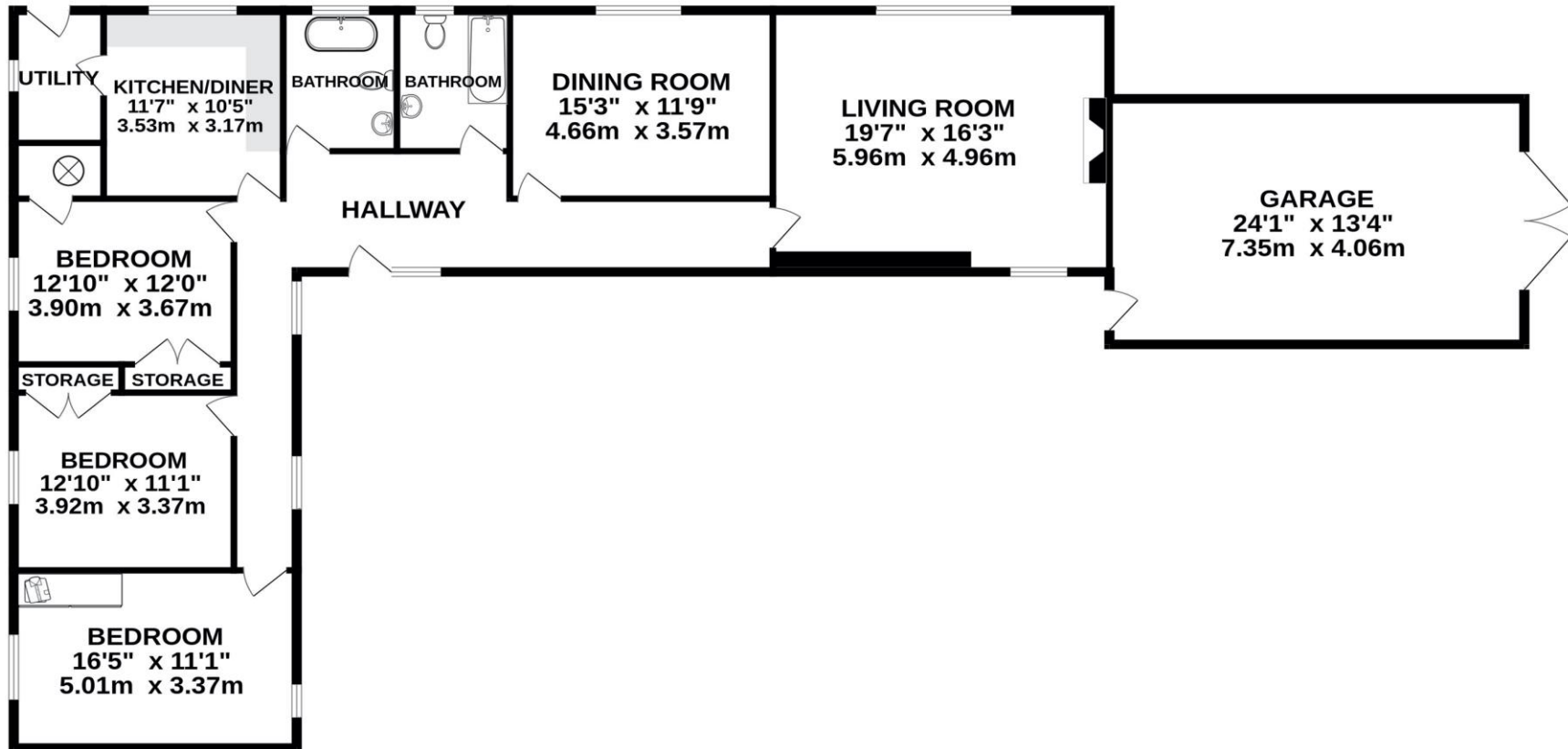


Treffynnon



TREFFYNNON

GROUND FLOOR
1873 sq.ft. (174.0 sq.m.) approx.

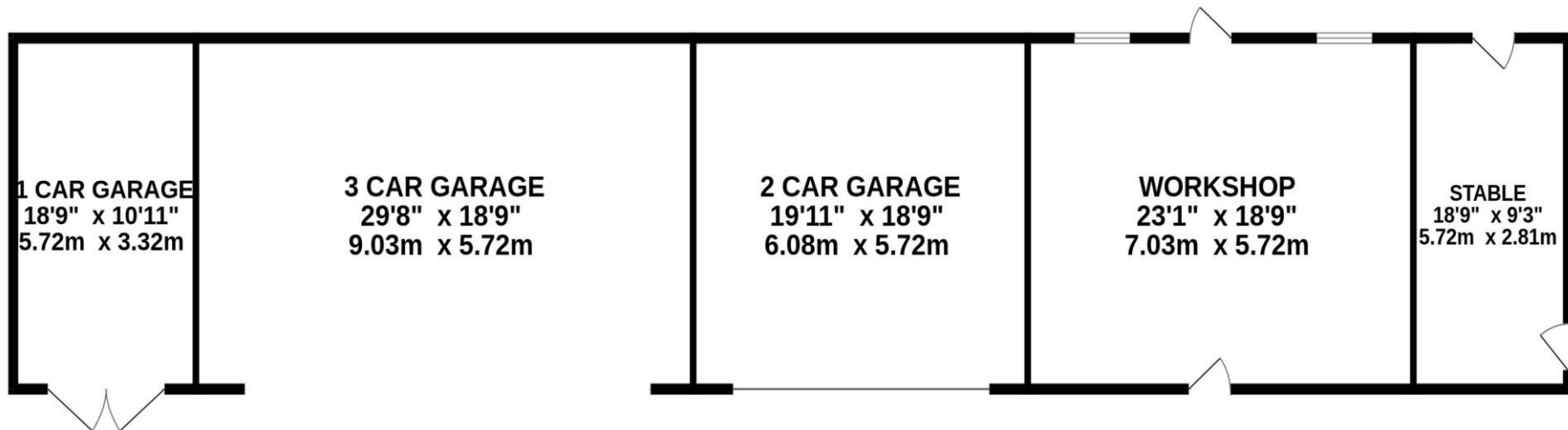


TOTAL FLOOR AREA : 1873 sq.ft. (174.0 sq.m.) approx.

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SUBSTANTIAL OUTBUILDING

GROUND FLOOR
1739 sq.ft. (161.5 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.5 sq.m.) approx.

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