



Lydmore Barns

Dyffryn, Vale of Glamorgan, CF5 6SU

hrt
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Lydmore Barns

| Dyffryn | Vale of Glamorgan | CF5 6SU

A beautiful barn conversion offering flexible living and bedroom accommodation set in grounds of approximately 14.5 acres situated in a peaceful rural location yet offering quick and easy access to Cardiff and M4.

Large Detached 5 Bedroom Barn Conversion
| Grounds of Approx 14.5 Acres | Peaceful Rural Location Yet Convenient Access to Cardiff and the M4 | Flexible Living and Bedroom Accommodation | Presented to the Highest of Standards | 5 Reception Rooms and 5 Bedrooms, 2 with En Suite Shower Rooms | Ample Off Road Parking and Mature Landscaped Gardens | Orchard, 2 Lakes and Rolling Paddocks | Underfloor Heating Throughout | Early Viewing Recommended



Lydmore Barns

Lydmore Barn is a detached, five reception room, five bedroom detached barn conversion set in grounds of approximately 14.5 acres situated in a peaceful location enjoying countryside views yet is conveniently placed, just 3.5 miles from Culver House Cross, providing easy access to Cardiff City Centre and the M4 via the A4232.

The property is presented to the highest of standards. The well proportioned accommodation will suit a larger or extended family. Lydmore Barn briefly comprises of a RECEPTION HALLWAY (22'4" x 17'9") used as the formal dining room. This light and airy space has a vaulted ceiling with exposed beams, a wood burning stove set within a stone fireplace with flagstone hearth which is flanked by french doors giving access and views over the rear garden and the agricultural land. The room has exposed oak wood floor which continue into the LOUNGE (16'6" x 22'5" to chimney breast widening to 25'7"), this dual aspect room also has a large wood burning stove set within a partially exposed stone fireplace with flagstone hearth with storage and display shelving to one recess. The KITCHEN (14'4" x 17'10") offers and extensive range of oak units and central island units with complementing granite work surfaces. The kitchen, with slate flagstone floors, houses an oil fired AGA cooking range, integral NEFF larder fridge, a NEFF fan assisted oven and double bowl Belfast sink unit with mixer tap over. Open plan to the kitchen is the large BREAKFAST ROOM (16'11" x 17') which also houses an extensive range of storage and study units and desktop work station. The kitchen breakfast room proves to be the hub of the house and is a sociable space.

Off the breakfast room is a light and airy GARDEN ROOM (16'11" x 9'9") with extensive glazing to two aspects enjoying the beautiful views over the gardens, farmland and lake. On the eastern wing of the barn, the ground floor offers a generous size UTILITY ROOM (7' widening to 10'6" x 17'8") with extensive storage space and plumbing for white goods. The ground floor CLOAKROOM has a white two piece suite and the first of two oil fired central heating boilers with pressurised hot water cylinders. The utility room also gives access to the integral DOUBLE GARAGE (18' x 17'11") which benefits from arched wooden double doors plus pedestrian doors to two aspects, giving access to the front courtyard and rear parking areas. Stairs from an INNER HALLWAY lead to a first floor FAMILY ROOM (30' widening 34'2" x 17'10"), a large open plan entertainment space with windows to three aspects and Velux skylights within the vaulted ceiling. The room has exposed natural wood flooring and is an ideal hobbies/ gym room. There is scope of converting this into extra bedroom accommodation should a perspective purchaser wish. To the Western wing of the house, accessed via the living room, is an inner hallway leading to the NIGHT HALLWAY. On the ground floor are four DOUBLE BEDROOMS, the guest bedroom has extensive glazing in a southerly aspect and benefits from an EN SUITE SHOWER ROOM. All four bedrooms offer an extensive range of fitted wardrobe

furniture. The family bathroom, family shower room, and both en suite shower rooms were updated and finished to the same high standard with a natural stone effect ceramic tiling to floor and walls with Villeroy and Boch suites and chrome fittings. The FAMILY BATHROOM (9'3" x 7'4") has a free standing roll top bath with a central mixer tap/ shower attachment over, a corner shower cubicle and 'His and Her's sink unit. The FAMILY SHOWER ROOM has an electric power shower within a fully tiled corner shower cubicle. The MASTER BEDROOM (18'3" x 13'4") is located on the first floor in the western wing of the house. It is a dual aspect house enjoying far ranging southerly views plus views into the courtyard. It offers an extensive range of wardrobe furniture and has a vaulted ceiling with exposed timbers. Alt benefits from an EN SUITE SHOWER ROOM with full tiling to floor and walls and a mirrored medicine cabinet above the sink unit.

Outside, to the front of the property is a gravelled courtyard offering ample parking bordered by stone walling and wooden double gates. To the rear of the property are mature landscaped gardens, offering extensive flagstone laid patio and ornate gravel areas and a covered BREEZE HOUSE with lighting, powerpoint and heating, enjoying views over the gardens.

The garden is bordered by mature hedgerow and ranch style fencing, there are two generous size lakes plus nature garden beyond which is bordered by a productive orchard and large, gradually sloping field bordered by mature hedgerow and stockproof fencing. To the side of the property is a further ornate gravel parking area bordered by stone walling beyond which is a large greenhouse with raised planters. The greenhouse has a pitched glazed roof and quarry tiled flooring. The paddock has independent lane access.

Directions

Directions from Cowbridge From Cowbridge travel east along the A48, after passing through the village of Bonvilston turn right at the traffic lights onto the 5 mile lane. Proceed along the lane for approximately 2 miles taking the second left hand turning. Follow this narrow country lane for approximately 0.3 miles, as the road bears left at 90 degrees turn right and travel straight ahead where Lydmore Barn is the second property on the left hand side. Directions from Culverhouse Cross

From Culverhouse Cross follow the A48 towards Cowbridge. On entering St Nicholas, turn left at the traffic lights signposted Duffryn House, follow the road past Dyffryn House and on reaching a T Junction turn right. Follow the road through the pretty hamlett of Dyffryn, on reaching a sharp right hand bend turn left where Lydmore Barn will lie on your left hand side.





Energy Performance Certificate



Lydmere Barns, Dyffryn, CARDIFF, CF5 6SU

Dwelling type: Detached house
Date of assessment: 09 September 2017
Date of certificate: 11 September 2017
Reference number: 0662-2801-6615-9103-9581
Type of assessment: RdSAP, existing dwelling
Total floor area: 382 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 8,436

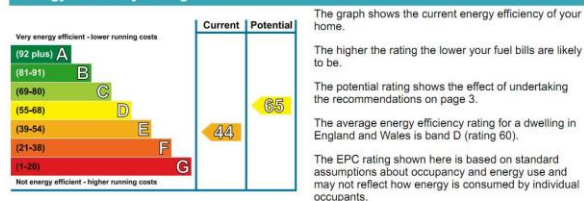
Over 3 years you could save: £ 1,494

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 555 over 3 years	£ 555 over 3 years	
Heating	£ 7,401 over 3 years	£ 6,030 over 3 years	
Hot Water	£ 480 over 3 years	£ 357 over 3 years	
Totals	£ 8,436	£ 6,942	You could save £ 1,494 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 285	✓
2 Draught proofing	£80 - £120	£ 237	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 972	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Tenure
Freehold

Services

Mains water and electricity. Oil central heating and septic tank.

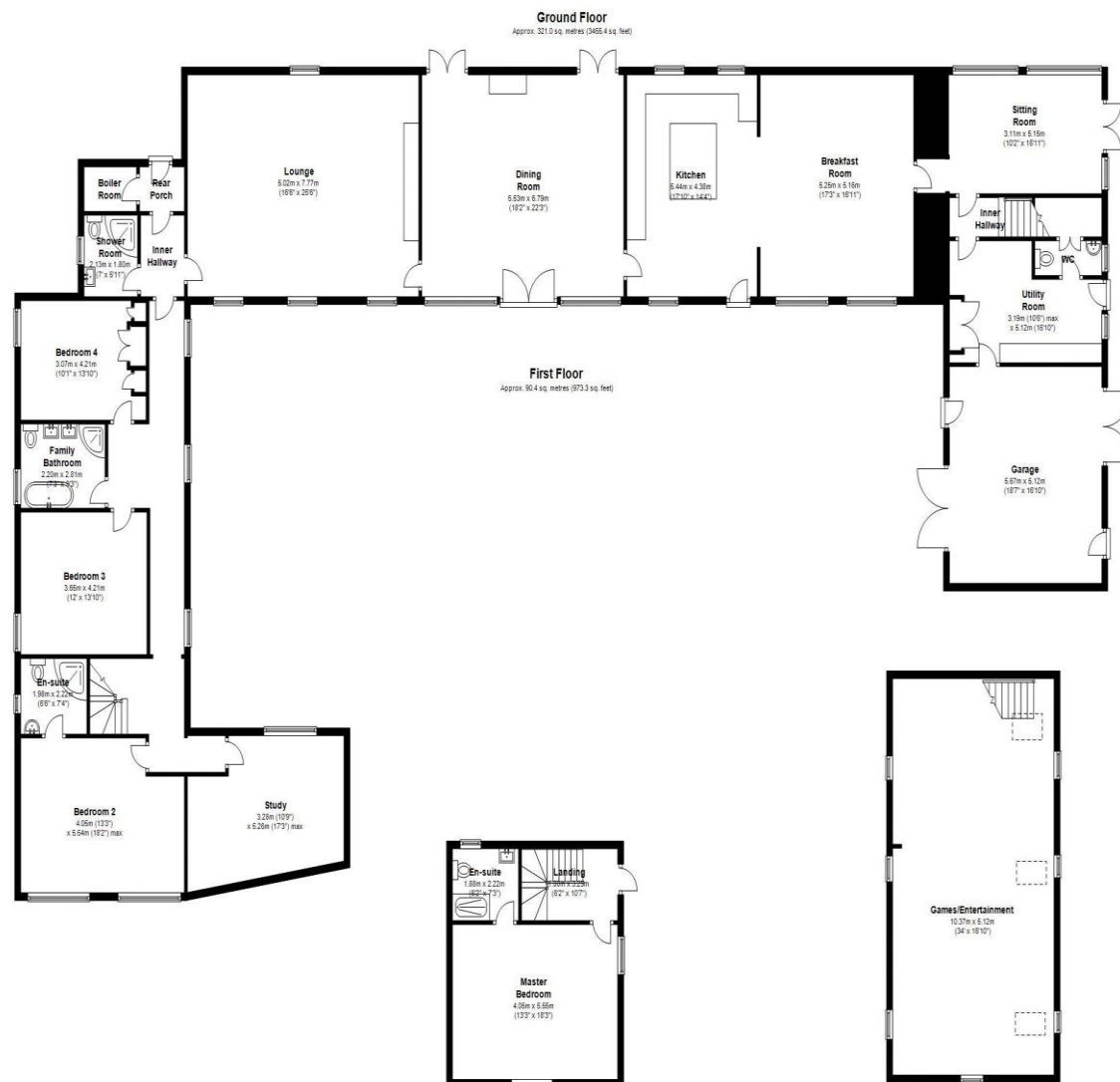
Council Tax Band F
EPC Rating E

Price

£1,475,000



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Viewing strictly by appointment through Herbert R Thomas

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