

# BALLAS BARNS Stormy Down, Bridgend, Glamorgan CF33 4RY

Price Guide £949,000



- A Magnificent Stone Barn Conversion ● Six Bedrooms, Four Bath/Shower Rooms
- Currently Providing a Three Bedroom Main House plus Three Bedroom Annexe
  - Impressive Vaulted Ceilings with Exposed Timbers and Stone
- Gravelled Courtyard and Walled Garden ● Detached Double Garage, Paddock and Wooded Area
- Approx. 3.5 Acres In All ● Accessible Location

REF EO7430

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle





## GENERAL AND SITUATION

Approximate Distances:

Pyle 2 miles • Porthcawl/Coast 3 miles • M4 Motorway J37 2 miles  
Bridgend 5 miles • Swansea 18 miles • Cardiff 27 miles

A magnificent six bedroom stone barn conversion set in grounds of approx. 3.5 acres in an accessible location

The barn is believed to date back to the 1860's and was originally part of Ballas Farm, which was formerly a dairy farm. It was converted into the impressive dwelling that it is today, spanning more than 4200 sq ft across two levels, in 2001.

In addition to the large gardens there is a paddock and area of woodland through which the current vendors have created an extremely pleasant woodland walk.

The location is extremely appealing with easy access to junction 37 of the M4 motorway, as well as a mainline rail station in nearby Bridgend with regular services to London Paddington. There is a range of local amenities in Pyle including an Asda supermarket with a wider range in Porthcawl, which is renowned for its beautiful beaches.

## THE RESIDENCE

An impressive stone barn conversion spanning over 4200 sq ft with many original features retained including exposed beams, stonework and inglenook fireplaces with high ceilings throughout. There is underfloor heating to all rooms apart from the annexe kitchen and the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

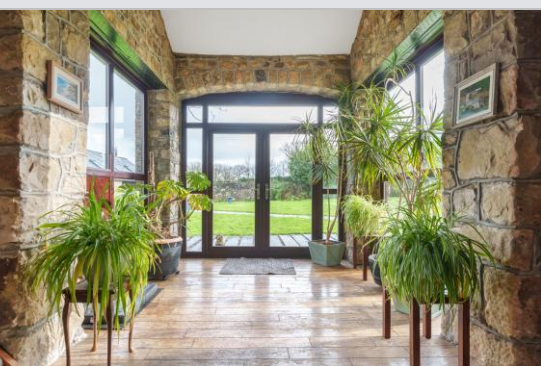
The **Main Entrance** through the front door leads into the stunning **Living/Dining Room** which is part galleried with laminate floor, stone fireplace with logburner and pine stairs leading to the **First Floor**.

The equally impressive **Kitchen/Breakfast Room** is fitted with a range of beautiful, hand-made base and eye level units with a matching island, granite worksurfaces, double Belfast sink, built-in range cooker, integral dishwasher and fridge, vaulted ceiling with exposed beams and a slate floor.

The **Utility Room** has an external stable style door leading out to the drive, plumbing for washing machine, recently installed Grant oil-fired boiler and slate floor, with an adjacent **Ground Floor Shower Room** which has a large tiled shower, WC and wash hand basin.

From the **Living Room** a door leads through to a **Sitting Room/Study** which has a vaulted ceiling with exposed beams and stone walls, free-standing woodburner and wood laminate floor. A communicating door from this room leads through to the **Further Three Bedrooms and Family Room**, which are currently configured as an **Annexe**.

From the **Living Area** a pine staircase rises to the **First Floor Galleried Landing** which has sufficient space to provide a Further **Sitting/Study Area**. Vaulted ceiling with exposed beam, engineered oak floor with door to **Three** very good sized **Bedrooms**, one of which has a walk-in wardrobe.







There is also a **Shower Room** fitted with a cubicle with electric shower, WC and wash hand basin

A communicating door from the **Sitting Room/Study** leads into the area currently utilised as an **Annexe** which can either be used separately, or as part of the **Main Residence**.

There is a **Hallway** with wood laminate floor and an external rear door to the **Paddock**. Off the **Hallway** there are **Three Bedrooms**, one of which has an **Ensuite Shower Room** fitted with a cubicle with mains shower, WC and wash hand basin.

There is a separate **Family Shower Room** also fitted with a cubicle with mains shower, WC and wash hand basin.

At the far end of the corridor there is access through to the **Kitchen/Living Room** which is another impressive room, with a vaulted ceiling and bi-fold doors opening out to the **Garden**.

The **Kitchen Area** is fitted with a range of built-in base and eye level units with laminate worksurfaces incorporating a stainless steel sink, four ring hob with extractor hood, electric oven and plumbing for a washing machine. There is a half tile and half laminate floor and a free-standing logburner.



## OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country lane along a drive, the first part of which is shared with the original farmhouse next door. From the shared drive there are wrought iron double gates opening through to a Cotswold stone driveway and large private **Courtyard** with space for numerous vehicles.

Off the **Courtyard** is a **Detached Double Garage** 22'9 x 19'6 (c. 6.9m x 6m) with electric roller shutter door, light, power and water supplies, with stairs rising to a **First Floor Room** 24'4 x 12'8 (c. 7.4m x 3.9m) There is potential for conversion to a holiday let or similar.

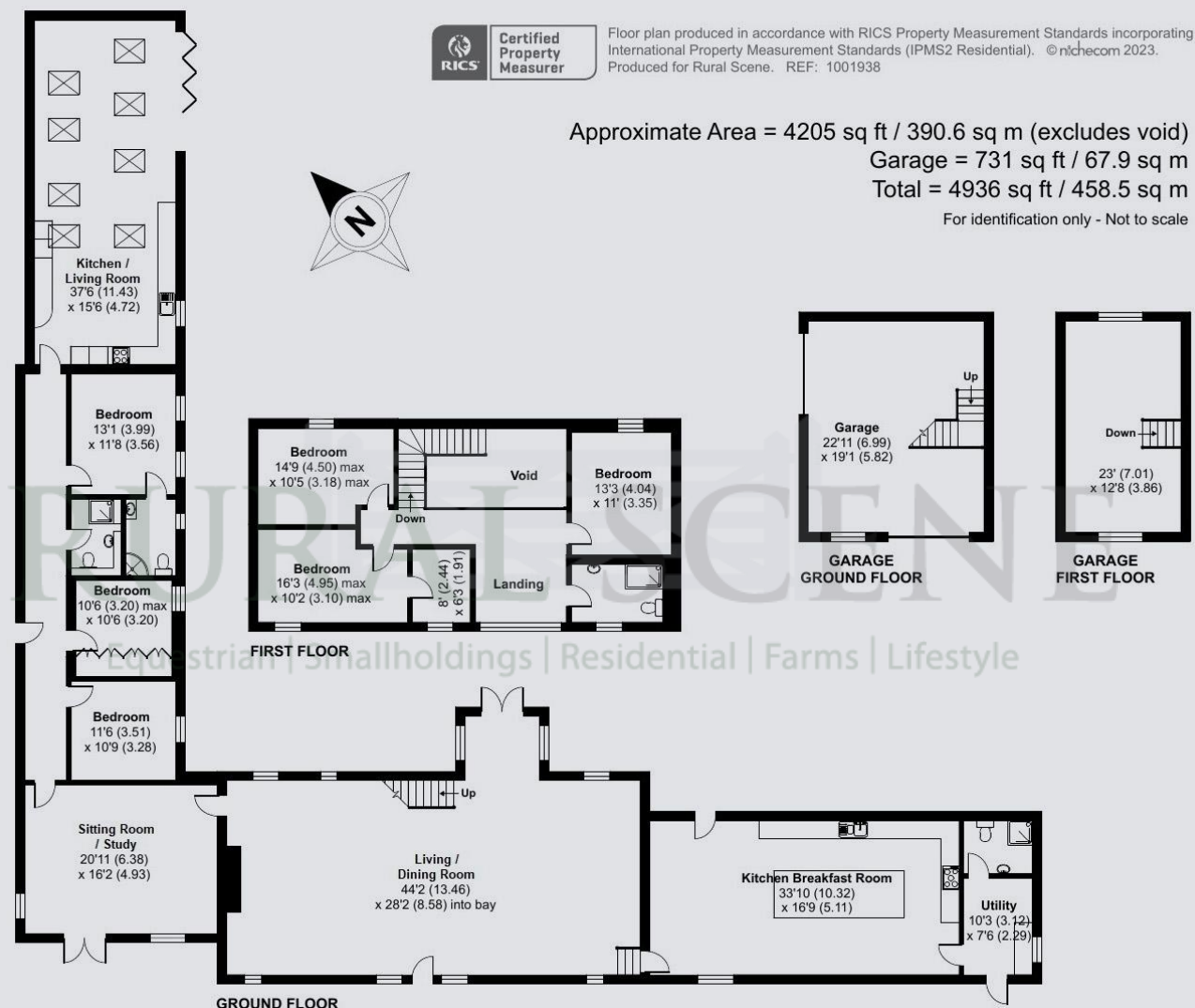
A large **Wood Store** adjoins the **Garage**.

Behind the house is a lovely enclosed **Walled Garden** with a lawn, several beds stocked with a variety of mature shrubs and separate **Patios** for the main House and annexe. There is a **Further Garden Area** behind the garage with a **Vegetable Patch**, several apple trees, **Greenhouse** and lawn.

The **Pasture Paddock** adjoins and leads on to a **Secluded Wooded Area**. There is 5ft stock fencing around the paddock and woodland.

IN ALL APPROX. 3.5 ACRES  
(About 1.4 Hectares)





## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

BRIDGEND COUNTY BOROUGH COUNCIL  
Tel: 01656 643643

## SERVICES

MAINS ELECTRICITY, MAINS WATER ( metered supply from the farmhouse next door), PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX G

## DIRECTIONS

From Junction 37 of the M4 head north on the A4229 for ½ mile and at the roundabout take the third exit onto the A48. After just over a mile turn right onto Heol-y-Splot and after a few hundred yards turn right again into Heol-y-Sheet. Follow the lane for 300 yards and the entrance to Ballas Barns will be seen on the right-hand side, follow the drive and bear left through the black gates.

what3words ///goofy.clearing.dweller

# RURAL SCENE

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01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)

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Rural Scene have visited **BALLAS BARNS** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.