



THE BARN

The Barn, Woodland Lane
Vale Of Glamorgan, CF11 8AS

Watts
& Morgan



The Barn, Woodland Lane

Leckwith, Vale Of Glamorgan, CF11 8AS

£1,250,000 Freehold

6 Bedrooms | 6 Bathrooms | 5 Reception Rooms

A spacious and versatile, six bedroom mid 19th Century barn conversion set within a spacious plot of approx. 0.45 acres and benefiting from an additional field of approx. 5.35 acres. Conveniently located to Cardiff City Centre, the A4232 and the M4 Motorway. Converted in the mid 1990's and extended in the early 2000's, the accommodation for the main house briefly comprises; entrance hall, sitting room, kitchen/breakfast room, utility room, dining room, study, spacious double bedroom with en-suite and downstairs cloakroom. First floor mezzanine landing, two spacious double bedrooms both with en-suites. The annex accommodation comprises; lounge, open plan kitchen/dining/living room, double bedroom, shower room and utility room. First floor landing, a spacious double bedroom with a walk-in wardrobe and en-suite, second double bedroom with en-suite.

Externally the property benefits from a large driveway providing off road parking for several vehicles, beyond which is a detached double garage with workshop. The Barn further benefits from a central courtyard garden and a rear garden.

EPC rating 'F'.

Directions

Cardiff City Centre – 2.4 miles

M4 Motorway – 7.1 miles

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Summary of Accommodation

Main House - Ground Floor

Entered via a partially glazed wooden door into a spectacular vaulted hallway enjoying wood block parquet flooring, feature dado rails, two double-glazed stained glass wooden windows to the front elevation, two double-glazed wooden windows to the rear elevation, a partially glazed wooden door providing access to the central courtyard and a feature carpeted open staircase leading to the first floor mezzanine landing.

The spacious dual aspect sitting room benefits from solid wood flooring, a central feature log burner with a marble surround and a slate hearth, a double-glazed wooden window and feature floor to ceiling double-glazed wooden windows to the front elevation and a set of double-glazed wooden French doors with glazed side panels providing access to the central courtyard.

Bedroom three is a spacious double bedroom enjoying solid wood flooring and a double-glazed wooden window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with an electric shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, an extractor fan, a wall-mounted chrome towel radiator and an obscure double-glazed wooden window to the rear elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash hand basin set within a vanity unit and a floating WC. The cloakroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights and a wall-mounted chrome towel radiator.

The kitchen/breakfast room has been fitted with a range of wall and base units with roll top laminate work surfaces.

Integral appliances to remain include; an under-counter fridge, a dishwasher and a 5-ring gas range cooker set within a chimney breast. The kitchen further benefits from stone tile flooring, partially tiled splash-back, recessed ceiling spotlights, a bowl and a half composite sink with a mixer tap over, a double-glazed wooden window to the front elevation and two double-glazed wooden windows to the rear elevation.

The utility room has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of stone tile flooring, a loft hatch providing access to loft space, a stainless steel sink and a double-glazed wooden window to the rear elevation.

The dining room enjoys solid wood flooring, feature dado rails and two double-glazed wooden windows to the rear elevation. The study is a versatile space enjoying carpeted flooring and a feature floor to ceiling double-glazed wooden window to the front elevation.



Main House - First Floor

The open mezzanine first floor landing enjoys carpeted flooring, a double-glazed wooden window to the rear elevation and a double-glazed stained glass wooden window to the front elevation.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes, a double-glazed wooden window to the front elevation and two double-glazed wooden windows to the rear elevation. The en-suite has been fitted with a 4-piece white suite comprising; a shower cubicle with a thermostatic shower over, a bidet, a pedestal wash hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a loft hatch providing access to loft space and an obscure double-glazed wooden window to the side elevation.

Bedroom two is double bedroom benefitting from carpeted flooring, a loft hatch providing access to loft space and a double-glazed wooden window to the side elevation. The en-suite has been fitted with a 3-piece suite comprising; a panelled bath, a pedestal wash hand basin and a WC. The en-suite further benefits from carpeted flooring, tiled walls, an extractor fan and a large recessed storage cupboard.

Annex - Ground Floor

The lounge enjoys solid wood flooring, feature dado rails, decorative cornicing, two ceiling roses, a loft hatch providing access to loft space, a central feature log burner with a tiled surround, oak mantel and a granite hearth, two double-glazed wooden windows to the side elevation and a partially glazed wooden door providing access to the central courtyard.

The spectacular open-plan kitchen/dining/living room benefits from slate tile flooring, a recessed storage cupboard, recessed ceiling spotlights, a central feature solid ash wooden staircase with a glass balustrade, a double-glazed aluminium door with a glazed side panel providing access to the central courtyard, a double-glazed aluminium door providing access to the rear elevation, feature floor to ceiling double-glazed aluminium windows with an integral door providing further access to the central courtyard and a set of double-glazed aluminium feature sliding doors providing access to the rear garden. The kitchen has been fitted with a range of wall, base and tower units with laminate roll top work surfaces. Integral appliances to remain include; a 'Bosch' electric oven/grill, an 'Indesit' dishwasher and a 'Neff' 4-ring electric hob with a feature extractor fan over. Space has been provided for freestanding white goods. The kitchen further benefits from continuation of slate tile flooring, partially tiled splash-back, recessed ceiling spotlights, a stainless steel sink, a stainless steel drainer and a central island unit with laminate work surfaces and a breakfast bar overhang.





Bedroom four is another double bedroom with a double-glazed wooden window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a walk-in shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The bathroom further benefits from continuation of slate tile flooring, a slate splash-back, ceiling spotlights, an extractor fan and a wall-mounted chrome towel radiator.

The utility room benefits from tiled flooring, a wall-mounted 'Vaillant' boiler, an 'Ultrasteel' hot water cylinder and an obscure double-glazed wooden window to the rear elevation. Space and plumbing has been provided for freestanding white goods.

The Annex - First Floor

The first floor landing benefits from solid ash wood flooring, recessed ceiling spotlights and a feature double-glazed aluminium window providing views over the rear garden.

Bedroom five is a spacious double bedroom benefitting from solid ash wood flooring, two ceiling light points, a large walk-in wardrobe and a floor to ceiling double-glazed aluminium sliding door. The en-suite has been fitted with a 3-piece white suite comprising; a 'P'-shaped panelled bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from travertine stone flooring, partially tiled walls, an extractor fan, a door providing access to eaves storage, a wall-mounted chrome towel radiator and recessed ceiling spotlights.

Bedroom six is a further double bedroom enjoying solid ash wood flooring and a double-glazed aluminium window to the rear elevation. The en-suite has been fitted with a 3-piece suite comprising; a large walk-in shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from travertine stone flooring, partially tiled walls, a door providing access to eaves storage, an extractor fan, recessed ceiling spotlights and a double-glazed aluminium window to the side elevation.



Gardens & Grounds

The Barn is accessed from Woodland Lane via iron gates onto a gravelled driveway providing off-road parking for several vehicles, beyond which is a detached double garage with an up and over door and two windows to the side elevation. The garage further benefits from a workshop with a partially glazed uPVC door and two windows to the side elevation.

The central courtyard garden is predominantly laid with Indian sand stone tiles providing ample space for outdoor entertaining and dining and enjoys a variety of mature shrubs, borders, a wooden pergola and a pond.

The rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and fruit trees and a pond. An Indian sand stone tile patio provides ample space for outdoor entertaining and dining.

The Barn also benefits from a field of over 5 acres located across Woodland Lane, currently used for grazing with stables.

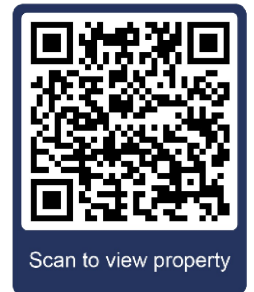
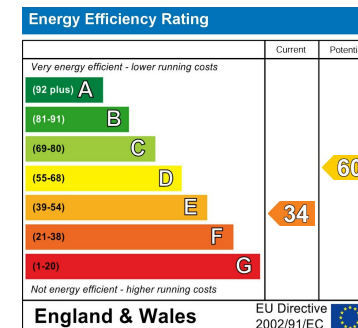
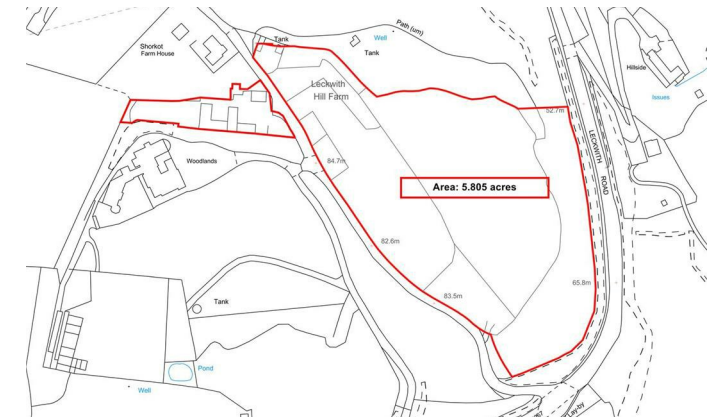
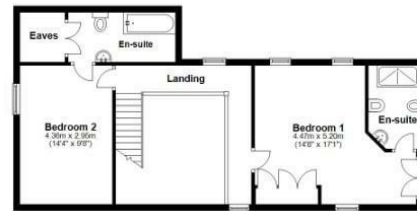
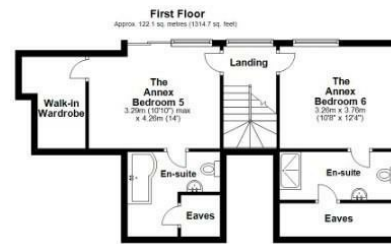
Additional Information

Freehold.

Water and electric mains connected.

Gas tank and treatment plant for sewage.

Council tax band 'G'.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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