



Alps Farm, Alps Quarry Road,
Wenvoe, Vale Of Glamorgan, CF5 6AA

Watts
& Morgan



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Guide Price £845,000 Freehold

**4 Bedrooms | 2 Bathrooms | 3 Reception Rooms
2.88 Acres | Range Of Outbuildings**

Nestled in the ever-popular and convenient village of Wenvoe, this Georgian farmhouse built-in 1745, offers a perfect blend of traditional charm and modern elegance. Conveniently located for Cardiff, Penarth and Cowbridge - within a 15 min drive. Boasting a generous plot of 2.88 acres with an impressive range of outbuildings, two paddocks and stable-block. The farmhouse itself has three reception rooms, family bathroom and a quality fitted kitchen-breakfast room to the heart of this character home. Four bedrooms and en-suite shower room to principal bedroom. Mature gardens to front and rear with original well, plus gated driveway parking for several vehicles.

An ideal equestrian property within the Vale of Glamorgan.

EPC Rating; TBC.

Directions

Cowbridge Town Centre – 9.3 miles

Cardiff City Centre – 8.9 miles

M4 Motorway – 3.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

From the village lane, a pedestrian gate opens into the front garden and leads directly to the entrance for Alps Farm.

An original hardwood door opens through into the lounge which offers an impressive inglenook fireplace with original timber beam and exposed stone wall spanning the width of the room. The inglenook houses an original bread oven and has a freestanding extra large wood burning stove set on a flagstone hearth. A staircase to one side of the fireplace leads directly to the principal bedroom.

Adjacent to this neutrally decorated lounge is the dining room which is of good proportions and offers an open fire with original stone walls, wooden beam and flagstone hearth. This dining area/snug enjoys a lovely outlook over the front garden with two windows providing ample natural light. There is a timber door to side of the chimney leading to the rest of the first floor.

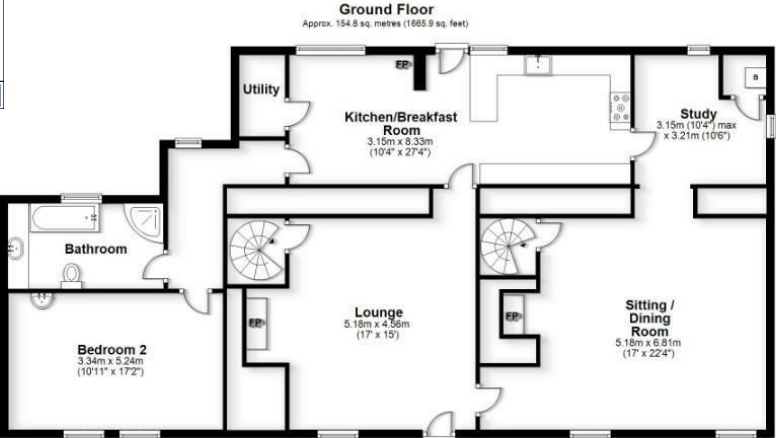
To the rear of the property and to the heart of this character home is the contemporary kitchen/breakfast room fitted in 2017. A quality fitted kitchen with granite work tops and tiled splashback. Offering a range of appliances to remain to include; freestanding Range Master gas cooker with electric double oven, integrated fridge/freezer and dishwasher. Further presenting a useful double opening shelved pantry cupboard, Belfast sink with inset drainer and ceramic tiled wood plank effect flooring. To the breakfast area, there is ample space for seating, ideal for family living, with freestanding wood burner neatly tucked to one corner. There is a walk-in utility closet with space for cloaks and shoes, and plumbing for a washing machine. Access from the kitchen via a stable door leads directly to the garden and courtyard driveway area

From the kitchen/breakfast room there is a home office with flagstone flooring and one cupboard houses the freestanding oil-fired central heating boiler. Also, accessed from the central kitchen is an inner hallway which leads to a guest bedroom, a generous size double room which benefits from an adjacent 4-piece family bathroom. This bathroom has a separate shower to bath and with sunken sink, marble tops and storage beneath.

Bedroom one is a delightful double room enjoying a lovely outlook over the front gardens, accessed directly from the lounge beneath. With double fitted storage cupboard and ensuite shower room. From here there is direct access into a single bedroom which also connects to a landing space accessed from the dining room. Completing the first floor is another double bedroom with a superb outlook over the paddocks and surrounding countryside.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GARDENS AND GROUNDS

The property is set in 2.88 acres of mature gardens and grounds. Accessed from the country lane in Wenvoe with large timber gates leading onto a good size stone courtyard area providing parking for several vehicles. There are numerous outbuildings to include; a stone built garage with full power supply and two separate stores. Also, a stone built two-storey detached barn with alarm provisions, and consists of two block built boxes with windows, water and power. Steps lead up onto the first floor (original hay barn) which offers a fully boarded store space providing full power, water and lighting. Alongside the barn is an L-shaped stable block which offers three separate compartments - two stables with full power and lighting, plus large tack store.

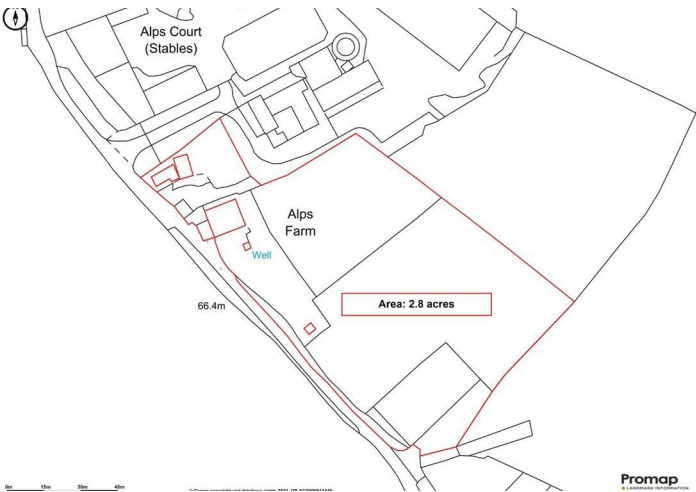
To the front of the property is a beautiful landscaped garden, bordered to the country lane with a stone wall to one side and hedging to the other, overlooking the two paddocks. The garden benefits from a spacious lawn area, mature shrubbery, planting and an original well with hand pump is encircled with stone walling.

This land consists of approx 2.5 acres which are split in to two paddocks for grazing, separated by timber stock fencing which benefit from water supply. To the far end of the plot, with a separate gated access from the lane, is a ménage which has not been used in recent times and would likely need a replacement top surface - previously it had a sand base with rubber surface.



ADDITIONAL INFORMATION

Freehold. Oil-fired central heating (fitted 2017). Cesspit and septic tank drainage. Mains electricity and water connect to the property. Council Tax Band H. Note; Sporting rights over the land are reserved to the Wenvoe Castle Estate.



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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