



Kwisha, The Germonds,  
Welsh St Donats, Nr Cowbridge, Vale of Glamorgan, CF71 7SS

Watts  
& Morgan







# Kwisha, Germonds Farm, Watery Lane,

Welsh St Donats, Vale of Glamorgan, CF71 7SS

**Guide price: £1,350,000 Freehold**

6 Bedrooms | 4 Bathrooms | 3 Reception Rooms

An outstanding, thoughtfully converted barn close to the village of Welsh St Donats and set in approx 3.4 acres of gardens and paddock. Enjoying quite amazing southerly views over own paddock and farmland, the extensive accommodation offers a great deal of flexibility in its configuration and includes: living room with wood burner, sun room opening to paved patio with garden beyond, third sitting room/study, kitchen/dining hall. Two double bedrooms to the ground floor (one en suite) and the other opening onto a flagstone paved timber pergola covered patio. Also ground floor utility room, cloakroom/WC and boot room. To the first floor: four double bedrooms and bathroom, the largest bedroom en suite shower room. Extensive surrounding gardens including ample off-road parking and timber framed car port covered parking. South facing lawned garden and patio areas opening to own paddock from which to enjoy the same aspect.

## Directions

Cowbridge Town Centre – 2.3 miles

Cardiff City Centre – 11.8 miles

M4 Motorway, J34 Miskin – 4.7 miles

Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)







## Summary of Accommodation

### About the property

Originally part of 'Germonds Farm' to the south-west of Welsh St Donats village, Kwisha is within easy reach of the hamlet of Aberthin and Cowbridge beyond. The barn and stables were very thoughtfully converted 15 to 20 years ago and now provides extensive accommodation of over 3200sq.ft with the ability to offer considerable scope and adaptability in terms of its configuration - ideal for families and multi-generational living. From its driveway frontage, entrance to the property is via a deep porch through to an entrance hallway. This generous hallway includes ample space for seating and gives access to a boot room/cloaks cupboard with WC beyond; a freestanding 'Hwam' wood burner provides an additional source of heat. Flagstone paving extends to the kitchen/dining hall which is naturally lit by a two storey high floor-to-ceiling window to the western elevation. A luxurious country style kitchen features a comprehensive range of units with granite work surfaces and matching central island; 'Stoves' range cooker and fully integrated dishwasher both to remain. There is ample space for a tall fridge freezer and also for a large family dining table. The kitchen/dining hall is to the very heart of the house and from which an open square arch links to a light-filled sun room positioned to the southerly side of the property. Clear glazed roof lights provide over head illumination while broad, glazed doors look out over, and lead to, the gardens. This day room, in turn, links through to a lounge which has, as a focal feature, a deep fireplace with wood burning stove within. Beyond this second reception room is a third highly adaptable space currently used as a home study with potential to be used as an additional bedroom/gym/playroom, etc. To one side of the kitchen an inner hallway leads to a utility area with space and plumbing for washing machine and additional storage; and continues to an en suite bedroom and to a larger ground floor bedroom currently used as a home gym but with doors opening to a pergola covered flagstone paved patio. These ground floor bedrooms have considerable potential to be used as independent / self contained living quarters.

To the first floor there are four double bedrooms and a luxurious family bathroom with bath and separate shower. All four bedrooms include fitted wardrobes/storage. The largest, principal bedroom has its own en suite bathroom with shower over bath. The three other bedrooms (two very good doubles) share use of the family bathroom.

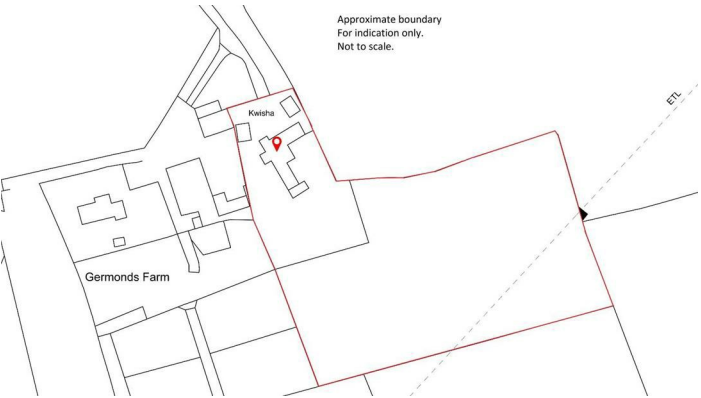
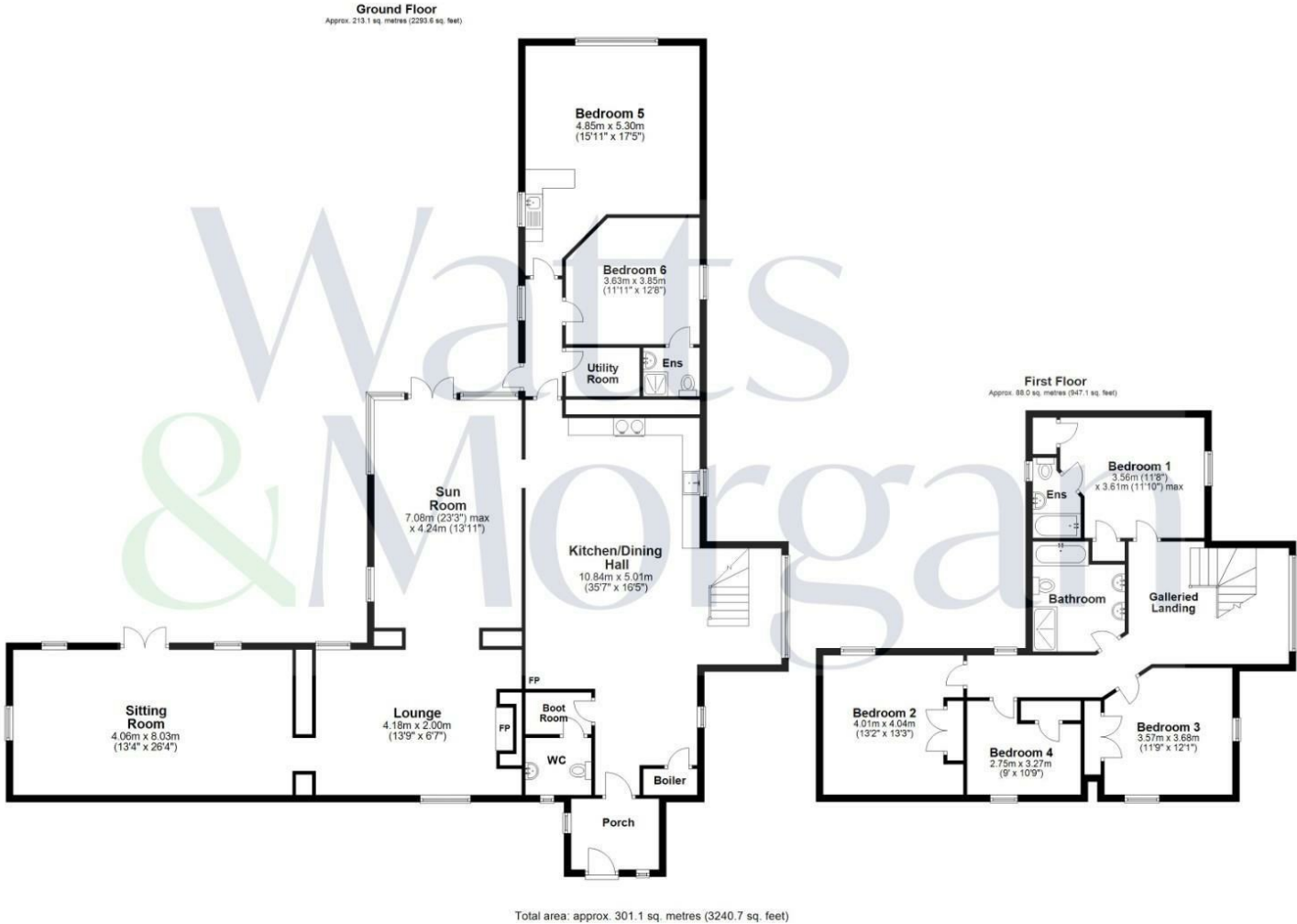
### Additional information

Freehold. Mains electric and water connect to the property. Septic tank drainage. LPG heating (underfloor heating throughout the property to both ground and first floor). Council Tax: Band I.



Garden & Grounds

Kwisha is set to the centre of a wonderfully proportionate plot of about 0.4 of an acre with additional paddock of close to 3 acres included. The property is approached via a private farm lane onto a generous forecourt with plenty of room for a number of vehicles to be parked. Two double carports flank the parking area with one of these being partly enclosed for use as a workshop. Gardens surround the property with the largest tranche of garden to its southern side. This neat, sheltered area is accessed from the garden room and also from the third reception room/home office. This south facing lawned garden enjoys a wide vista, looking onto own paddock beyond and with far reaching views in a southerly direction. To the western side of the property and overlooked by the two storey high floor to roof glazed window is a sizeable ornamental pond replete with plentiful gold fish. Beyond the garden is a paddock that is included within the sale of the property. The gardens/plot approach 0.4 of an acre while the adjoining paddock is about 2.95 acres.



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



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.





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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