



Cliff Barn
Llancarfan, Vale of Glamorgan, CF62 3AJ

Watts
& Morgan



Cliff Barn

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Guide price: £585,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A quite superb barn conversion in a most enviable location, enjoying a fine panoramic view over the Nant Carfan Valley. Immaculate, exceptionally well presented accommodation features large living room, sitting room, stylish kitchen/dining space with bi-fold doors opening to paved patio with views beyond. Also ground floor cloakroom/WC. Principal bedroom with en suite shower room; second double bedroom; two additional single bedrooms. Contemporary family bathroom with shower over bath. Driveway parking and gardens including lawn, sheltered courtyard garden and paved patio from which to enjoy the outlook. Stone store shed and separate timber garden store/workshop.

EPC rating: D67

Directions

Cowbridge Town Centre – 7.4 miles

Cardiff City Centre – 12.2 miles

M4 Motorway, J 34 Miskin – 7.4 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Cliff Barn is a period barn, converted in 2009. It has, more recently, been further improved by the current owners to provide an exceptionally stylish, understated interior with thoughtfully considered accommodation and quite wonderful panoramic views over the Nant Carfan. From the side paved garden area, a stable door leads into the kitchen. The kitchen itself includes a stylish range of 'Laura Ashley' units with Mandarin Stone porcelain tiles; appliances, where fitted, are to remain and include integral washing machine and slimline dishwasher. An 'Everhot' two oven electric range can remain by separate negotiation; likewise a separate freestanding fridge/freezer. The central heart of the kitchen has ample room for a family-sized dining table and bi-fold doors to one wall, the ideal position from which to enjoy the outstanding views over the surrounding area. A woodburning stove provides an additional focus. The porcelain tiles extend into a ground floor WC/cloakroom. A second stable door opens to a further sheltered courtyard garden while an open square arch links to the living room. This large living space remains cosy with plenty of space for a dining table and seating. Bespoke timber staircase leads to the first floor while a further open arch leads into a second, family sitting room, a neat space with arched, glazed windows surrounded by exposed original stonework looking onto the courtyard garden and over the same glorious views.

To the first floor the principal bedroom is a good double and, like all bedrooms, open to the pitch of the roof with exposed timbers. A window looks from this largest bedroom to enjoy the view with a stable door opening to an external stone staircase. The main bedroom has its own en suite shower room. The second largest bedroom has a window also enjoying the same while bedrooms three and four both have skylight windows and are both single rooms. The family bathroom has a contemporary finish including shower over bath.

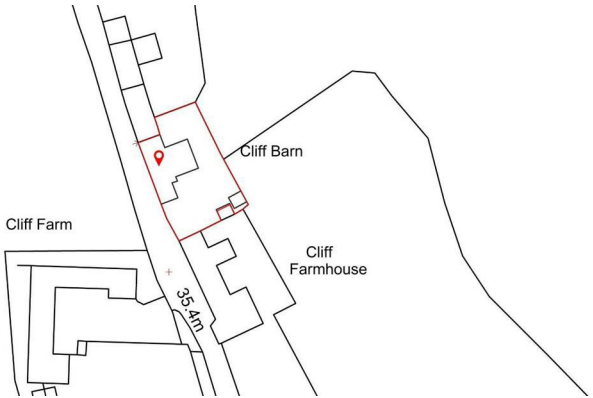


Additional information

Freehold. Mains electric and water connect to the property. Oil fired central heating. Cess pit drainage (shared with neighbouring Cliff House). Council Tax: Band H.

Garden & Grounds

Accessed from the village lane, a broad, double width timber gated entrance leads to a driveway parking area adjacent to Cliff Barn. The barn and its plot are in an elevated location and the views throughout are overwhelming, looking north towards Llancarfan in a south-westerly direction towards the coast over the Nant Carfan Valley. There is ample parking for at least 3 cars on this tarmac space with steps leading down to a side courtyard garden and the main entrance to the property. The flagstone paving extends to the front of the property, to an additional seating area over-looked by the kitchen/dining space. This is 'Pole Position' from which to enjoy the panorama. Path continues to an additional sheltered courtyard garden over-looked by the family lounge. A grass lawn borders the paving and runs to the boundary fence. To the southern side of the property is a stone-built shed (approx. max. 2.5m x 2.15m) ideal as a log store. A separate, freestanding timber (approx max 3m x 3m) has power connected, ideal for workshop/studio usage. This has been built into the bank and has an additional storage area beneath.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
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.

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