



**Sycamore Farm,**  
Bonvilston, Vale of Glamorgan, CF5 6TR

**Watts  
& Morgan**

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# Sycamore Farm, Bonvilston, Vale of Glamorgan, CF5 6TR

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Guide price: £899,950 Freehold

## 4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A sizeable family home to the eastern edges of the village of Bonvilston, set within its own especially generous plot and with adjoining paddock of about 1.2 acres in total. Spacious accommodation includes: lounge and dining room, kitchen-breakfast room, living room and conservatory . Also utility room and cloakroom. Principal bedroom suite with bedroom area, en suite shower room and dressing room / home office. Three further bedroom and family bathroom. Ample parking, detached double garage and separate sizeable multi-use workshop / store.

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### Directions

Traveling from Cardiff along the A48 in a westerly direction, drive through the village of St Nicholas. Before entering Bonvilston, turn right at the Sycamore Cross crossroads / traffic lights signposted towards Pendoylan ("P'ylan"). Take an immediate left straight after this turning onto the driveway that leads to Sycamore Farm.

- Cowbridge 5.2 miles
  - Cardiff City Centre 7.6 miles
  - M4 (J34, Miskin) 3.8 miles
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Your local office: Cowbridge

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Sycamore Farm is located to the very eastern edges of the village of Bonvilston. It is understood to have been historically one of three cottages. Only 2 remain, with Sycamore Farm being significantly and dramatically extended about 35 years ago to offer extensive, deceptively spacious and family-friendly, adaptable accommodation.

A lounge features a gas fire with period surround and links, via an open square arch, to a dining room beyond which glazed doors open to a rear courtyard garden. A dual aspect family sitting room looks out over the front gardens while a kitchen-breakfast room has appliances, where fitted, to remain including gas hob, electric oven, microwave and fully integrated dishwasher. Additional space for a tall fridge/freezer and ample room for a family sized dining table. Beyond the kitchen diner is a conservatory ideally positioned to look out over the front garden and driveway. Ground floor also includes a sizeable utility room and an adjacent WC.

To the first floor the principal bedroom is an especially generous suite including bedroom area with fitted wardrobes, an en suite shower room and a particularly large dressing room / office to the rear. There are three further bedrooms: 2 of these good double rooms and all share use of the family bathroom with its cast-iron roll top bath and separate shower cubicle.

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### GARDENS AND GROUNDS

Set within an especially generous plot of about 1.2 acres in total, Sycamore Farm is approached from the Bonvilston to Pendoylan Lane via its own driveway. It is amazingly well screened from its frontage to the A48 by conifer hedging and mature sycamore trees.

From this approach, the driveway sweeps in to a parking area fronting the detached double garage (approx. max 9.25m x 6m). This corrugated-iron clad building offers a great open space accessed via twin roller shutter doors. A separate stone and brick built workshop / store is divided into two separate rooms both of about 3.3m wide x 3.4m deep and to a home workshop/garden store/home gym and many other differing uses.

Overlooked by the kitchen and accessed from the conservatory is a wonderfully sheltered and private courtyard garden accessible from the driveway and from the garage area. This is a lovely, sheltered and enclosed block-paved space.

The adjoining paddock is accessible from the driveway and is a level meadow / grassed area.

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### ADDITIONAL INFORMATION

Freehold. Mains electric, water and sewerage connect to the property. LPG gas fired 'combi' central heating. Council Tax is Band G. The property is to be sold with a "development clawback" on the land for 30 years. Please ask for further details.

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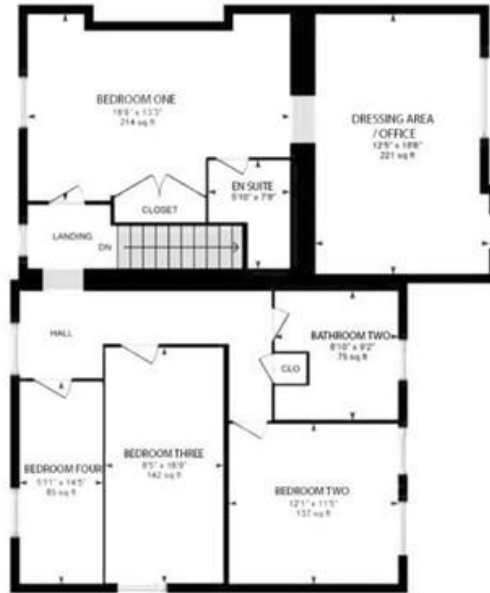
### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

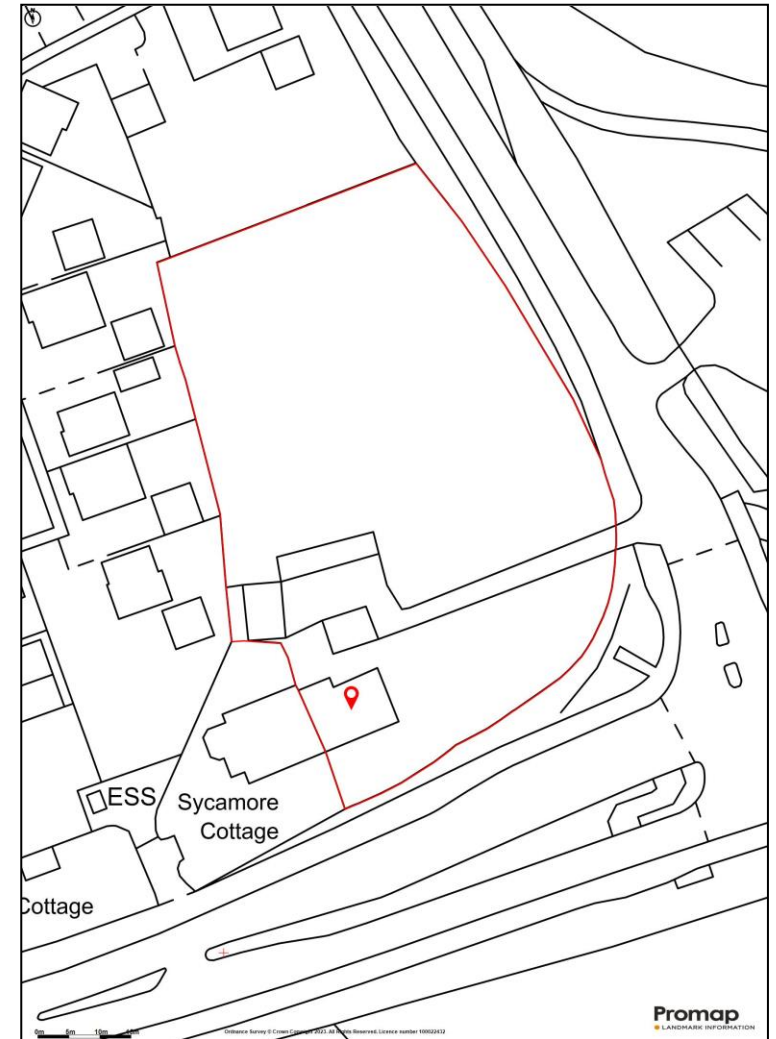
Main Building: Interior Area: 2416.30 sq ft



Ground Floor



1st Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(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, Scotland & 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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