



Rhoose Farm House Rhoose Road, Rhoose Barry £875,000



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# About the property

ORIGINAL FEATURES THROUGHOUT -GEORGIAN PERIOD FARM HOUSE - 16TH CENTURY COTTAGE - GATED DRIVEWAY .

This Georgian Period Farm House and 16th Century Cottage is located in the heart of Rhoose Village benefits from being

close to local amenities; shops, popular school catchment, beaches, coastal walks, public transport routes, Cardiff International Airport, easy access to link roads leading to M4 corridor.

This property comprises of: entrance hall, cloakroom, lounge, dining room, 2 additional reception rooms, cellar, kitchen, utility room, landing, 5 bedrooms, ensuite to master, family bathroom, boiler room, wrap around gardens. The cottage has a seperate entrance and comprises of: lounge, kitchen, bedroom, bathroom.

Must view to appreciate location and original features. Call 01446 733 224 to arrange your viewing.

# **Accommodation**

#### **Entrance**

Gated driveway which is accessed via the rear of the property. Stoned exterior walls providing privacy.

#### **Entrance Hall**

Entrance porch, ceramic tiled floor leading into original parquet flooring, ceiling roses with pendant lights.

#### Cloakroom

10' 4"  $\times$  10' 7" (  $3.15m \times 3.23m$  ) Panelled walls, frosted window, W.C, sink, tiled floor.

### Lounge

21' 6" max x 19' 6" max ( 6.55m max x 5.94m max )

Bay window to front, original parquet flooring, fireplace, coving and decorative ceiling architrave, half panelled walls. Concealed decorative entrance leading to reception room.

### **Dining Room**

19' 6" max x 15' 1" max ( 5.94m max x 4.60m max )

Coving and decorate ceiling architrave, wood floor, log burner, french doors to hallway, window to front with fitted shutter, fitted storage cupboard.

## **Reception Room**

14' 3" max x 20' 5" mac ( 4.34m max x 6.22m mac )

Feature fireplace, wood floor, panelled walls, decorative ceiling architrave.







# Reception Room 2

Fireplace, wood floor, panelled walls, decorative ceiling architrave, window to front, doors leading to rear hallway and gardens. Concealed bookcase door leading into lounge.

### **Kitchen**

14' 4" max x 12' 8" max ( 4.37m max x 3.86m max ) Fitted AGA, fitted cupboards and complementary worktops, tiled floor, window, door leading to utility room.

## **Utility Room**

8' 5" max x 14' 9" max ( 2.57m max x 4.50m max ) Fitted cupboards and complementary worktops, space for washer/dryer, 2 original windows, doors leading to gardens.

#### Cellar

11' max x 11' max ( 3.35m max x 3.35m max ) Access via main hallway.

## Landing

Original stained glass window, decorative ceiling architrave, fitted storage, carpet.



#### Bedroom 1

17' 5" max x 18' 5" max ( 5.31m max x 5.61m max ) Coving and decorate ceiling architrave, windows, fitted wardrobes, door to second staircase.

#### **En Suite**

Roll top bath, sink, W.C, shower, window, half panelled and tiled walls, tiled floors.

#### **Bedroom 2**

18' 3" max x 14' 3" max ( 5.56m max x 4.34m max ) Window, carpet, panelled walls, decorative ceiling architrave.

#### **Bedroom 3**

15' 9" max x 10' 3" max ( 4.80m max x 3.12m max ) Carpet, window to front, fitted sink.

#### **Bedroom 4**

14' 6" max x 13' 9" max ( 4.42m max x 4.19m max ) Carpet, window to front, feature original fireplace.

#### **Bedroom 5**



13' 7" x 16' 5" ( 4.14m x 5.00m ) Window to front, carpet.

#### **Bathroom**

Shower cubicle, bath, velux window, W.C, sink, towel radiator, carpet.

#### **Boiler Room**

Located on the landing of the second staircase to rear of property, combi-boiler, fitted shelving.

#### Gardens

The gardens wrap around the whole property with private courtyards, laid to lawn, decorative garden features, patioed areas.







# Original 16th Century Cottage

Potential to use as annex or Air BNB. Original windows throughout.

# Lounge

16' 1" x 14' 1" ( 4.90m x 4.29m )
Carpet, original feature wood beams, decorative alcoves.

### Kitchen

6' 5" x 17' 4" ( 1.96m x 5.28m ) Laminate floor, fitted cupboards and complimentary worktops , windows.

## **Bedroom**

17' 2" x 13' (5.23m x 3.96m)

Carpet, original feature wood beams, window, door leading to stone staircase to gardens.

## **Bathroom**

Tiled floor, bath, w.c, sink, storage cupboard housing boiler, velux window.





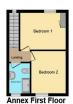




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