



Rhoose Farm House Rhoose Road, Rhoose Barry offers in excess of £850,000



01446 733224 barry@peteralan.co.uk





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^{\prime} 4" max x 12^{\prime} 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" $\max (5.56 m \max x$ 4.34 $m \max)$ 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.





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^{\prime} 2" x 13^{\prime} (5.23 m x 3.96 m) 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.

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.





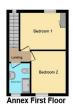




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