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Rhooose Farm House Rhooose Road, Rhooose Barry
offers in excess of £830,000

 **peter
alan**

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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" x 10' 7" (3.15m x 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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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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