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Cwrt Gwilym Farm Cwrt Gwilym Farm, Coychurch Bridgend

£750,000

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# About the property

Nestled in the picturesque countryside of Coychurch, Bridgend offers a rare opportunity to acquire a stunning property set within approximately five acres of private land. This beautifully presented home combines rustic charm with high-end modern finishes, creating a warm and inviting space both inside and out.

The property has been thoughtfully converted to retain character features such as stonework, while offering contemporary comforts throughout. The spacious and light-filled accommodation is ideal for modern family living and entertaining, with generously proportioned living areas and stylish interiors.

Externally, the grounds extend to around five acres, providing exceptional privacy and a sense of rural tranquillity—perfect for equestrian use, smallholding potential, or simply enjoying the peaceful surroundings. The property is accessed via a private driveway and offers ample parking and beautifully landscaped garden areas.

Located just a short drive from Bridgend town centre and the M4 corridor, this idyllic retreat offers the best of both worlds: peaceful rural living with excellent connectivity.

A truly unique and impressive home—viewing is highly recommended to appreciate all that this exceptional property has to offer

# Accommodation

## Ground Floor

### Entrance Hallway

Entering the property via front door. uPVC double glazed window to facing rear, carpeted and coving surrounding ceiling. Leading off to lounge, downstairs shower room and staircase leading to first floor.

### Shower Room

Flooring and splash back tiling, uPVC double glazed privacy window, Raindrop shower, toilet, wash hand basin, radiator.

### Lounge

22' 5" max x 12' 10" ( 6.83m max x 3.91m )

Entering via entrance hall with uPVC double glazed windows looking out to front of property, carpeted floor, coving surround ceiling, two radiators and feature fire place with log burner. leading off to dining room.

### Dining Room

12' 4" x 9' 1" ( 3.76m x 2.77m )

Tiled flooring, coving surrounding ceiling, radiator, uPVC double glazed window facing front of property. leading off to kitchen.

### Kitchen

11' 1" x 12' 2" max ( 3.38m x 3.71m max )

Tiled flooring and splashback surrounding, wall and base units, gas hob and cooker, fitted dishwasher and sink above, radiator, uPVC window facing rear, leading off to utility room and exiting the property via rear







## Utility Room

9' 11" x 4' 11" ( 3.02m x 1.50m )

Tiled flooring, fitted base units, uPVC window facing rear, stainless steel sink and tap with space for white goods, radiator, leading off to sitting room.

## Sitting Room

16' 1" max x 10' 1" ( 4.90m max x 3.07m )

Laminate floor, radiator, uPVC window facing side and bi fold door leading out onto front of property.

## First Floor

### Landing

Carpeted flooring, radiator, leading off to four bedrooms and family bathroom

### Bedroom One

13' 1" x 13' 1" max ( 3.99m x 3.99m max )

Carpeting flooring, uPVC double glazed windows looking out to front of property, radiator

### Bedroom Four

7' max x 7' 8" max ( 2.13m max x 2.34m max )



Carpeting flooring, uPVC double glazed windows looking out to rear of property, coving

### Bedroom Two

8' 10" x 12' 8" max ( 2.69m x 3.86m max )

Carpeting flooring, uPVC double glazed windows looking out to front of property, radiator, attic access

### Bedroom Three

10' 4" x 8' 1" max ( 3.15m x 2.46m max )

Carpeting flooring, uPVC double glazed windows looking out to front of property, radiator, attic access

### Bathroom

Tiled flooring and walls. uPVC double glazed privacy window, bath, toilet, wash hand basin, radiator.











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