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**Maerdy Newydd Barn, Bonvilston, Vale of Glamorgan**

**guide price £550,000**

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## About the property

A charming stone built detached barn conversion, reputed to be built circa 1824, converted in 2000, and occupying a tranquil location, approached via a private road, just off Greenway road in the village of Bonvilston, and located amongst just three other detached properties. The full renovation was completed in 2000, which includes the wiring, plumbing, windows, the roof and all fittings throughout the barn.

The property includes a front entrance drive with parking for at least three cars, a large front courtyard garden, and a rear and side garden. There is also a further separate detached annex which could be converted into a versatile home office/guest accommodation studio, measuring 16'8 x 15'50 with a further kitchen area and a small snug space. This annex also includes a further small garden with additional parking spaces. A special feature also includes a two acre paddock, ideal for the equestrian motivated buyers.

The versatile and well-designed living space retains many charming features including flag stone floors, exposed beamed ceilings, exposed stone walls, a Top Stack log burner installed in 2009. The property also includes mains water, mains electricity, private drainage (shared eco-friendly Sceptic tank installed circa 2020, and costing £17.40p per calendar month).

## Accommodation

### The Property

The property also benefits gas heating, new Worcester combi boiler circa 2019, (LPG GAS cylinder). The property also benefits Fiber BT broad band, and the 2000 roof includes insulation/boarding. The living space comprises an entrance hall, an open plan kitchen and breakfast room (23'9 x 12'5), a lounge (19'0 x 12'6), a master bedroom (17'0 x 11'5) with a walk-in wardrobe and an ensuite jack and Jill bathroom with both shower cubicle and panel bath, a second double size bedroom with ensuite shower room, plus two further double bedrooms, one being an optional dining room.

### Bonvilston

Bonvilston (Welsh: Tresimwn) is a village in the Vale of Glamorgan, Wales. The village is situated on the A 48 about four miles east of Cowbridge and near the Welsh capital city of Cardiff. The village has three pubs, The Red Lion, The Old Post and The Aubrey Arms. There is a corner shop called the old village shop. St Mary's parish church, rebuilt in 1860 in the Victorian era style retains a late medieval Sanctus bell.

### Entrance Hall

24' x 6' 2" ( 7.32m x 1.88m )  
Charming hallway of character approached via a panelled front entrance door inset with a pretty coloured glass upper light window opening in to a central hall with flagstone flooring, part beamed ceiling, exposed stone walls, window with a front courtyard view, access to roof space, L shaped with two radiators.

### Kitchen And Breakfast Room





23' 9" x 12' 5" ( 7.24m x 3.78m )

Fitted along three sides with a range of panel fronted floor and eye level units with square nosed beech block work surfaces incorporating a double bowl stainless steel sink unit with chrome mixer taps with china handle, gas and electric cooker point, fitted extractor hood, part ceramic tiled walls, space with plumbing for a washing machine, space with plumbing for a dishwasher, space for the housing of a large American style fridge freezer, high atrium style ceiling with exposed beams, flagstone flooring throughout, double radiator, three windows with aspects to both sides of the barn,.

### Lounge

19' x 12' 6" ( 5.79m x 3.81m )

Independently approached from the kitchen/breakfast room, high atrium style ceiling with exposed beams, open stone fireplace with a flagstone hearth inset with a log burner, beneath a solid wood mantel, large window with a side courtyard view, two double radiators.

### Master Bedroom One

17' x 11' 5" ( 5.18m x 3.48m )

Part beamed ceiling, two double radiators, two sealed double glazed windows with an outlook on to the front courtyard.



### Walk-In Wardrobe

6' 3" x 4' 4" ( 1.91m x 1.32m )

Walk-in wardrobe ensuite to the bedroom with a pine panel door opening in to the entrance hall.

### Jack And Jill Ensuite Bathroom

11' 7" x 7' 5" ( 3.53m x 2.26m )

Independent door in to master bedroom one and a further independent door in to the main entrance hall. Walls chiefly ceramic tiled, modern white suite comprising panel bath with chrome taps, shaped pedestal wash hand basin with chrome taps, double size shower with clear glass sliding door and screen and a chrome shower unit including a waterfall fitment and a separate hand fitment, W.C. with china handle, ceramic tiled floor, chrome vertical towel rail/radiator, sealed double glazed patterned glass window to front.

### Bedroom Two

12' x 10' 6" ( 3.66m x 3.20m )

Independently approached from the entrance hall via a pine panel door leading to a double size bedroom, equipped with a double radiator and a sealed double glazed window with a rear courtyard outlook.

### Ensuite Shower Room



10' 5" x 6' ( 3.17m x 1.83m )

Walls chiefly ceramic tiled, ceramic tiled floor, white suite comprising large corner shaped shower cubicle with chrome shower unit and clear glass sliding shower doors and screen, shaped pedestal wash hand basin with chrome taps, W.C., chrome vertical towel rail/radiator, patterned glass timber casement sealed double glazed window to rear.

### Bedroom Three

13' 4" x 10' 4" ( 4.06m x 3.15m )

Independently approached from the entrance hall via a pine panel farmhouse style door, a further double bedroom with a double radiator and a sealed double glazed window with a courtyard outlook, part beamed ceiling, built out wardrobe.

### Dining Room / Bedroom Four

18' 10" x 11' 4" ( 5.74m x 3.45m )

Part beamed ceiling, approached independently from the kitchen via a farmhouse style pine panel door leading to a versatile room currently used as a bedroom but perfect as a dining room, equipped with two double radiators, a sealed double glazed window with a side aspect, further PVC double glazed window with a PVC double glazed stable outer door that opens on to and overlooks the front courtyard.



## Detached Annexe

### Living Room And Bedroom

16' 8" x 15' 5" ( 5.08m x 4.70m )

An independent detached annexe currently equipped as a self contained unit with its own kitchen and a further space that could be utilised with further work to be incorporated into a bathroom, its construction is prefab, detached with an apex roof, velux windows, a timber casement window with a private road view, independently approached via an outer door.

There is electric power and light with strategic wall heaters and a kitchen area that measures 7' 4" x 7' 4" equipped with a row of base units, worktops, a stainless steel sink with mixer taps and a Triton electric water heater, additional space for the housing of a washing machine and a fridge, in addition there is a further window and space to house an upright fridge freezer.

Off the living room/bedroom is an additional space that measures 7' 7" x 7' 10" with a wall mounted trip switch consumer unit/distribution box, a telephone point and a wall heater. Within the living room/bedroom is a further outer door that provides access on to a rear parking area.

### Rear Parking Area

Behind the annexe is a section of garden which incorporates a concrete hardstanding with space for



2/3 vehicles together with a side and rear lawned area partly enclosed by timber fencing. The roof on the annexe is slate.

### Outside

#### Front Entrance Drive

To the front of the barn is a stone finished parking area for four plus vehicles.

#### Rear Courtyard

Level finished in hard concrete fully enclosed for privacy and security, approached from the side courtyard via a five bar gate and benefiting an outside water tap and security floodlights. This garden also leads to the right hand side garden area which is under cover and paved providing access to the front courtyard.

#### Side Garden Two

To the left of the barn is a further side courtyard area also finished in hard concrete, enclosed by a boundary wall surmounted by high fencing to afford privacy and security. There are various outside ornamental lights, together with double doors that provides a right of way for a vehicle passing the annexe on the right.

#### Front Garden / Courtyard



To the front on the barn is a level enclosed garden/courtyard which is finished chiefly in stone together with a sandstone patio, totally private and enclosed approached from the main front entrance drive/parking area, and benefiting outside ornamental lights, a log store and access to each side of the property.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

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