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**Warren Farm, Pendoylan Cowbridge**

**£2,000,000**

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## About the property

Discover the grandeur of Warren Farm, a period farm house with a wealth of character, nestled in the picturesque Village of Pendoylan. Surrounded by its own circa 4-acre grounds, this residence boasts a prime elevated position, offering panoramic views of the rural Vale. While immersed in serene countryside, it remains conveniently close to Cowbridge Schooling, the M4 Motorway, and the vibrant heart of Cardiff City Centre. Experience opulent living across 3000 sq ft of meticulously designed space, featuring two gracious reception rooms, five spacious double bedrooms (two with en-suites), and a well-appointed family bathroom. An impressive kitchen-breakfast room, complete with a cozy snug area and a convenient utility/boot room. Bordering lush farmland, the property presents breathtaking vistas stretching as far as the eye can see. Accessed via a gated driveway, ample parking awaits along with a double garage, two stables, and an office. The meticulously landscaped gardens offer tranquility with manicured lawns, charming patio seating areas, and stock-fenced fields.

Complementing this remarkable property is a stone-built, converted barn, transformed in to two-bedroom holiday cottage and three shepherd huts, with planning permission for a fourth.

Whether seeking additional space for multi-generational living or embarking on a lucrative holiday let venture, Warren Farm presents an unparalleled opportunity.

## Accommodation

### Location

The Village of Pendoylan meaning "head of two groves" is located approx 6 miles from the bustling market Town of Cowbridge and is a short drive away from the A48 and J 34 of the M4. The Vale Resort is located at Hensol in the North of Pendoylan. It consists of a four star hotel, two championship golf courses and a leisure centre, with a swimming pool and gym. The Village boasts St. Cadoc's Church and a highly regarded Primary School which is in catchment for Cowbridge Comprehensive School. The village has won many awards in Best Kept Village competitions. Wonderful forestry walks, fishing lake and Farm Park at Warren Mill Farm and Llanerch Vineyard are all in close proximity.

### The Properties

Warren Farm is a period property, transformed in to a spacious country home with a wealth of character. The internal specifications of the main Farmhouse exude luxury, seamlessly blending the charm of antiquity with modern comforts. Cream tones harmonize with the flagstone flooring, complementing the country kitchen adorned with granite countertops, an Aga stove, and inviting inglenook fireplaces with wood burning stoves. Exposed oak beams and an elegant oak staircase add character, while underfloor heating ensures year-round comfort. With high ceilings, classic latch ironmongery, window seats and recently replaced picture windows, natural light floods the entire property, offering captivating elevated views of the picturesque surroundings.





The "Outbuilding" Stone Built barn Conversion. A beautifully presented two bedroom barn conversion. The accommodation comprises open plan living space with a fitted kitchen leading on to a patio area. Upstairs has a mezzanine floor which is utilised as a bedroom. A shower room and storage/ wardrobe area. Outside is an electric car charging point. Approximate rental income of £1500pcm

Pod 1 At Warren Farm is a luxurious Shepherds Hut with a single storey layout with double bed, kitchen, dining and sitting area. A shower room with walk in shower, basin and w.c. Oven, hob and fridge, electric heating. Decked area with spectacular views.

Pod 2 At Warren Farm a luxurious Shepherds Hut with a single storey layout with double bed, kitchen, dining and sitting area. A shower room with walk in shower, basin and w.c. Oven, hob and fridge, electric heating.

Pod 3 at Warren Farm which has been in situ for one year, sleeps 4 as there is a mezzanine level to this Shepherd hut. Double bedroom with spectacular views with double doors opening onto the decked terrace. Kitchen, lounge and dining area and shower room.

## Main Residence

### Entrance Hallway



Enter the property into entrance hallway with flagstone floors with oak staircase leading to first floor. A bespoke work bench under stairs, access to the principal lounge and also the kitchen /breakfast room

### Cloakroom

Flagstone floors, wooden framed window to rear. Soft close w.c, ornate iron radiator. "Adelphi" wash hand basin set in vanity unit

### Kitchen /Breakfast Room

20' 7" max x 20' 11" ( 6.27m max x 6.38m )  
A country style kitchen including pantry cupboard with granite worktops and upstand with a central Island Unit. Integrated appliances include full size fridge and freezer and dishwasher. Belfast style sink, continued flagstone flooring. Inglenook fireplace housing the AGA. This room has spectacular views to the rear and large French Doors to the front aspect opening out to the front garden.

### Utility / Boot Room

13' 4" x 12' 7" ( 4.06m x 3.84m )  
Stairs with ornate iron handrail lead from the kitchen. Flagstone floor, Belfast style sink set in base units and wooden worktops. Space for washing machine and



dryer. Windows to front and rear aspects. Vertical radiator and wooden stable door leads to double garage

### Lounge

29' 10" max x 21' 3" ( 9.09m max x 6.48m )  
A spectacular space with large wood burning stove. High ceilings with exposed roof trusses and beams, large windows overlooking the gardens and the beautiful countryside views beyond. Glazed double doors lead out on to the side patio area. Additional front door leading to the front garden.

### Sitting Room

22' 4" into bay x 15' 7" ( 6.81m into bay x 4.75m )  
A room oozing charm and character with large bay window to the front with a further double glazed window to the rear. Another Inglenook fire place housing a wood burning stove.

### First Floor Landing

Approached via Oak staircase on to carpeted landing giving access to all first floor rooms. Three roof windows, door to airing cupboard housing underfloor heating controls

### Master Suite & Dressing Area



19' 4" x 18' 8" max ( 5.89m x 5.69m max )  
 The master suite is a spectacular space with exposed beams, you are instantly drawn to the views from the two large windows to the rear and side aspect. Media wall with electric fireplace, double doors to built in wardrobes. Bespoke dressing Area with large mirror, hanging rails and shelving

### En-Suite Shower Room

Fully tiled wet room with walk in shower, glass screen, "raindance shower" with separate hand held attachment. Wash hand basin set in vanity unit and soft close w.c. Velux window and anti mist, heated mirror.

### Bedroom Two

12' 9" x 11' 1" ( 3.89m x 3.38m )  
 Dual aspect countryside views. Carpets, spotlights and sliding door to en-suite shower room

### Bedroom Three

12' 1" upto wardrobes x 11' 11" ( 3.68m upto wardrobes x 3.63m )  
 Double glazed window with deep sill. Carpets and fitted wardrobes with mirrored doors. Loft hatch

### Bedroom Four



12' 9" x 12' 1" upto wardrobes ( 3.89m x 3.68m upto wardrobes )  
 Double glazed window to the front. Fitted carpets and double wardrobe

### Bedroom Five

12' 1" x 11' 7" ( 3.68m x 3.53m )  
 Double glazed window to the front and fitted carpets.

### Bathroom

The family bathroom with fully tiled walls comprises a bath with overhead shower and glass screen, "Villeroy and Boch w.c, wash hand basin set in vanity unit, spotlights and double glazed window.

### Outside

The properties are accessed via a gravel track with shared responsibility and rights of way for neighbouring property and farm.

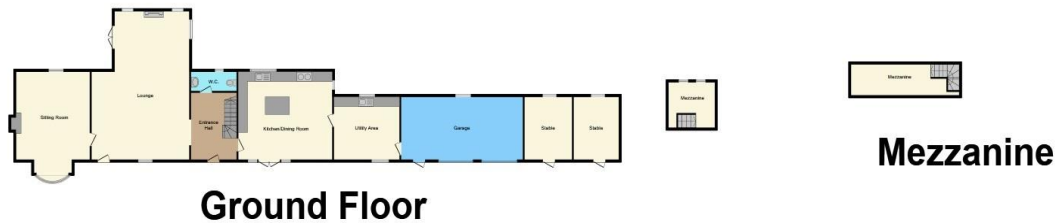
A large gated driveway to the front of the property. The gardens are primarily to the the front of the property with an attractive well, are mainly laid to lawn with further lawn and patio areas including to the side and rear. The gardens are bordered by mature bushes and are enclosed by walls and hedging.



The overall plot is circa 4 acres with part stock fenced paddocks. There is a double garage with roller shutter door and pedestrian door plus two stables with light and power utilised as workshop / storage.







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](http://www.focalagent.com)

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