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**Newland Fawr Farm, Llangan, Vale of Glamorgan**

**£1,750,000**

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## About the property

Positioned on the fringe of the rural Village of Llangan within the Vale of Glamorgan lies the smallholding Newland Fawr Farm, a charming period farmhouse with origins dating back to the late Medieval period, featuring four bedrooms. Extensively modernised a decade ago, yet retaining a traditional charm. Including an adjoining two-bedroom barn, all set amidst approximately 12.4 acres of pasture land. This impressive property also boasts a detached two-story office, a former dairy with a newly fitted roof perfect for conversion, subject to the necessary permissions. Two modern freestanding barns, one configured as an American-style barn with five stables and an additional tack room. The second barn is enclosed on three sides, open to the front, with ground-level rooms and a mezzanine area above an additional storage room with a roller shutter which could easily be converted for additional stabling if required.

The main farmhouse offers spacious and well proportioned accommodation with lounge, snug, open plan kitchen and dining room, four bedrooms with the adjoining barn offers two double bedrooms with en-suite and dressing room to master bedroom and modern bathroom. On the first floor offers impressive open plan living area with log burner offering an abundance of natural light. This unique offering is ideal for multi-generational living, or the adjoining and stylish two bedroom barn presenting excellent potential for a holiday let.

## Accommodation

### Directions

Travel west from Cowbridge on the A48, passing the crossroads at Pentre Meyrick. Continue until you reach the brow of the hill. Take the right-hand turn toward Treoes. As you descend the hill, about two-thirds of the way down, the entrance to the track leading to Newlands Fawr Farm and Barn will be on your right.

### Entrance Porch

An open entrance porch that was originally the front of the property. Flagstone laid flooring.

### Entrance Hallway

A spacious entrance hallway provides internal door access to both the main farmhouse and the adjoining two bedroom barn. It features an exposed stonework wall and flagstone flooring.

### Newland Fawr Farmhouse

#### Lounge

20' 1" max x 14' 7" ( 6.12m max x 4.45m )

The principal reception room is exceptional, featuring floor-to-ceiling sliding patio doors and adjacent windows, all fully double glazed and powder-coated in aluminum. The room has skimmed walls and ceilings with inset beam work, complemented by chrome LED spotlighting. It boasts an open fireplace with a multi-fuel Clearview log-burning stove set on a slate hearth with an oak lintel. A straight staircase leads up to the first-floor landing. Additionally, there is a fully double glazed door, also powder-coated in aluminum, providing access to another area.

#### Snug

12' 10" x 9' 3" ( 3.91m x 2.82m )

Adjacent to the lounge the snug provides a second seating area with a powder coated aluminum, fully double glazed window to the rear elevation. Chrome LED spotlights and exposed beam work. An open fireplace should





you wish to install a log burning stove. This room also has matching flagstone flooring.

### Kitchen /Dining Room

25' 9" x 10' 1" ( 7.85m x 3.07m )

A country shaker style kitchen featuring a range of wall and base units with work surfaces and matching upstands. Including a black electric Rayburn with two hot plates, double oven and warming trays, nestled in an alcove with contrasting tiled splashbacks, extractor hood, pointed stonework and oak lintel. Integrated fridge/freezer, Belfast sink and drainer and dishwasher. A central island with integrated dishwasher. Powder coated aluminum double glazed sliding patio doors opening to the rear elevation. LED spotlights, flagstone flooring and underfloor heating controls throughout. The dining room is open plan to the kitchen and has a continuation of the flagstone flooring, powder coated aluminum double glazed doors offering fabulous countryside views.

### Utility Room

7' 4" x 6' 1" ( 2.24m x 1.85m )

A further range of fitted base units with space for a washing machine and tumble dryer, set under and over a work surface with matching upstand. Belfast sink, oak stable door opening to the front elevation. LED spotlights and a continuation of the flagstone flooring.

### Cloakroom

Modern fitted suite comprising w.c and inset wash hand basin set in vanity unit. Half tiled walls. Flagstone flooring, LED spotlights. Double glazed window to the side.



### First Floor Landing

Accessed via straight staircase from lounge to first floor landing with exposed beams and window to the front elevation. Doors to all first floor rooms and airing cupboard housing underfloor heating thermostat and well as high level storage.

### Master Bedroom

14' 2" x 12' 8" ( 4.32m x 3.86m )

Excellent sized principal bedroom with exposed beam beams. Double glazed Velux windows into eaves. Fully double glazed window to the rear elevation. Fitted carpets, built in storage, doorway leading to en-suite

### En-Suite Shower Room

Three piece suite in white, including a corner quadrant shower cubicle with a "raindance" shower with separate handheld attachment. The suite features a low level dual flush w.c and a pedestal wash hand basin set in a vanity unit. Exposed beams and a double glazed Velux window set in the eaves allowing natural light

### Bedroom Two

11' 10" x 6' 8" ( 3.61m x 2.03m )

Another double bedroom with exposed beams. Double glazed velux window with additional aluminum powder coated double glazed window to the rear elevation. Fitted carpets. Built in stable door offers access to the front. Door leading to space of an en-suite bathroom



### Bedroom Three

14' 8" x 7' 10" ( 4.47m x 2.39m )

Double bedroom with fitted carpets and underfloor heating control. Velux window set into eaves and further powder coated aluminum window

### Bedroom Four

14' 8" x 7' 8" ( 4.47m x 2.34m )

Double bedroom with exposed beams. Velux window and further aluminum powder coated double glazed window to front aspect. Fitted carpets

### Family Bathroom

White four piece suite comprising of roll top bath with wall mounted mixer tap, large walk in shower cubicle with a "raindance" shower plus separate hand held attachment. Pedestal wash hand basin and low level w.c. Features a range of travertine wall and floor tiles, LED spotlights and chrome wall mounted heated towel rail

### The Barn

#### Entrance Hallway

Spacious entrance hallway featuring an open turn staircase giving access to the first flooring living accommodation, with glazed and chrome balustrade, allowing plenty of natural light through the double height ceiling. Ceramic floor tiles, double glazed window to the front aspect and door opening out to the rear. Access to all ground floor rooms

### Master Bedroom

14' 5" x 9' 7" ( 4.39m x 2.92m )

An excellent double bedroom set with a mono pitch finish feature fully double-glazed sliding patio doors and additional fixed pane windows, allowing an abundance of natural light to



flood into this great space. It also includes a double glazed window set into the eaves with electric blinds and another tall window to the side elevation. Fitted carpet and underfloor heating thermostat

#### Dressing Room

9' 6" x 5' 7" ( 2.90m x 1.70m )

Fully fitted with bedroom furniture, UPVC double glazed Velux window set into the eaves and fitted carpets

#### En-Suite Shower Room

A fully fitted wet room with double shower cubicle, chrome shower and "raindance" shower attachment, a low level w.c and a large wall mounted wash hand basin and high gloss vanity unit. Fully tiled wall and floor with mosaic floor tiles which match the windowsill, a double glazed window to the front aspect , LED spotlights, inset speakers and a heated towel rail in chrome

#### Bedroom Two

12' 9" x 6' 8" ( 3.89m x 2.03m )

A spacious double bedroom with fitted carpets and LED spotlights. Double glazed window to the front aspect and a patio door offering far reaching views and access to the rear.

#### Bathroom

Featuring a luxury three piece suite in white with a tiled paneled bath, overhead shower and shower head attachment, glazed shower screen , wall mounted wash hand basin set in a high gloss vanity unit, and a low level w.c. LED Spotlights, a heated towel rail in chrome and an oversized fitted vanity mirror



#### Utility Room

7' 4" x 6' 7" ( 2.24m x 2.01m )

Equipped with fitted base units with worksurfaces over, an inset composite sink with a mixer tap and space and plumbing for a stacked washing machine and tumble dryer. An oak fitted stable door with an adjacent fixed window pane and inset vision panel. Built in floor to ceiling storage cupboards, LED spotlights and a continuation of the tiled flooring from the entrance hallway

#### First Floor Accommodation

##### Kitchen/Living/Dining Room

19' 9" x 19' ( 6.02m x 5.79m )

Accessed via an open quarter-turn staircase from the entrance hallway, this excellent sized, open plan living space features a range of UPVC double glazed windows to the rear to take in the magnificent and far reaching views and a further 11 Velux windows set into the eaves allowing plenty of natural light. The room includes exposed beam work, UPVC double glazed patio doors leading to a glazed Juliet balcony. A fully fitted kitchen with modern wall and base units with a Correx work surface over, integrated fridge/freezer, slimline dishwasher, eyeline double oven with combi microwave, inset stainless steel sink and drainer with chrome mixer tap, a 4 ring Hotpoint induction hob with an overhead chrome barrel extractor hood. A breakfast bar with space for stools and a Contura floor mounted log burning stove with an unbuild log store and overhead chimney. Wooden flooring and attractive window seat designed to maximise these elevated views

#### Boiler Room

Adjacent to the main Farmhouse, this generously sized boiler room provides access to the wood pellet fired boiler and hot water systems, both of which are shared with both the



farmhouse and adjoining barn. There is also additional storage space

#### Detached Office

A versatile space currently utilised as an office but brimming with potential. Open plan living space featuring base units with worksurfaces over and a matching upstand. The space is illuminated by natural light from large double glazed windows to the rear elevation and LED spotlights. Tiled flooring and log burning stove adds warmth and character. Ascend the oak staircase with inset glazed balustrade to an expansive space with UPVC double glazed patio doors (with a glass balustrade to be fitted) offering far reaching views over the valley. The space is further enhanced by UPVC double glazed Velux window and a modern three piece suite ceramic tiling and futher double glazed windows

#### Former Dairy

A stone build, single storey former dairy offers huge potential for conversion subject to the necessary consents. The roof was replaced approximately 10 years ago.

#### Stable Block And Barn

American style barn offering equestrian facilities with 5 stables and a tack room. Timber doors open out to paddock. A separate barn, currently used for storage / workshop offers potential to convert into additional stabling if required.



### Grounds and Gardens

The farmhouse and barns are centrally located on approximately 12.4 acres of land. They are accessed via a track leading to shared parking for both properties.

The land surrounding the properties have been extensively landscaped and are mainly laid to lawn in include a large pond and gravel paths wrapping around the circumference of the entire accommodation allowing you to sit and overlook the extensive gardens and farmland beyond.

There are also separate paddocks.

The gardens with the property are most laid to lawn and offer the most spectacular views.







**Ground Floor**



**First Floor**



**Annex Ground Floor**



**Annex First Floor**



**Outbuilding**

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

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.