



GARN LLWYD, LLANCCARFAN

LLANCCARFAN









## GARN LLWYD, LLANCARFAN

LLANCARFAN, CF62 3AT - £1,350,000



4 bedroom(s)



2 bathroom(s)



4544.60 sq ft

**\*\*MANOR HOUSE and SEPERATE CONVERTED BARN\*\*** in approx 14 acres of land. Garnllwyd is a Medieval Manor House dating from the 13th Century with a Tudor wing and other later additions including a large modern kitchen extension built in 2013 overlooking gardens and woodlands. Extraordinary Grade II\* listed detached residence Located a short distance from the village of Llanccarfán and enjoying a beautiful and unspoilt location with views over glorious countryside.

Entrance hall, Tudor room, medieval room, office, large contemporary open plan living/kitchen space, side hall, utility/boot room and cloakroom 4 first floor bedrooms, bathroom and separate shower room

Double garage and extensive parking, Secluded countryside setting, lengthy private driveway, extensive mature gardens with rural views.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**

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Director












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

































Extraordinary Grade II listed detached, former fortified manor house, originally medieval, with Tudor, Georgian and modern editions. Located a short distance from the village of Llanrcarfan and enjoying a beautiful and unspoilt location with views over glorious countryside.

Garn llwyd is set within grounds of approximately 3.22 acres. An additional 11.05 acre block of agricultural ground, together with detached barn conversion/holiday cottage is now available. Garn llwyd is reputed to date from the late 1200's, part of the house dating back to the times of Henry III. In Tudor times it belonged to some of the great local land owners including The Aubrey's of Llanrithydyd. This stunning home has been carefully restored and retains a wealth of original features.

Panelled entrance door with stained glass detail to large hallway, flagstone floor, exposed beam, fitted cupboards, turned stone staircase with mullioned windows, original braced doors to 'The Tudor Room' a substantial reception room with mullioned windows to two elevations, exposed beams, oak floor and huge recessed stone fireplace with bread ovens, wood burning fire and adjacent niche. Separate access from hallway 'The Medieval Room', recessed stone fireplace with stone lintel, built-in cupboards, beamed ceiling, carved stone arches with small-paned timber framed windows to outside terrace and garden, flagstone floor. The Office' (originally the kitchen) with range of fitted cupboards and worktops, stable door and small paned window to side elevation and steps up to a huge, modern living kitchen space with bi-folding, double glazed, hardwood doors to two full elevations and extending into a covered outdoor space. Kitchen area incorporating an extensive range of modern cream base, wall and tall cupboards with granite worktops and stainless steel one and half bowl sink and drainer. Appliances include Rangemaster cooking range, dishwasher and larder fridge. Living/ dining space with wall mounted recessed gas fire and timber effect floor extending across the whole space. Partial underfloor heating. Door from the 'The Medieval Room' to flagstone side hallway. Large utility/ boot room

with fitted cupboards, space for white goods and wall-mounted LPG central heating boiler. Separate cloakroom with low level WC. First floor landing with doors to an exceptional principal bedroom with oak floor, a beautiful recessed fireplace with carved stone surround and wood burning fire, mullioned windows to two elevations. Double bedroom two, part pitched and beamed ceiling, small paned window to rear paddock/ lawn. Original braced door to double bedroom three. Stone arched timber framed window to garden and low door with stone staircase to large attic space - which includes the remains of an Elizabethan Minstrels Gallery. Bathroom with small paned window and large spa bath, wash hand basin with vanity drawer unit, double shower cubicle with glazed entry door and decorative cast iron radiators. Separate shower room, white suite including shower cubicle with glazed entry door, low level WC and pedestal wash hand basin, fitted cupboard. Side landing with window, walk-in airing cupboard with pressurised hot water tank. Bedroom four, a large double room with part pitched ceiling and exposed roof truss, windows to side and rear elevations.

The driveway servicing Garnllwyd lies in the ownership of Garnllwyd with rights of access to neighbouring properties. An initial, gated, right-hand turning leads into a gravelled parking area with detached double garage. Alternatively, the driveway also extends to the rear of Garnllwyd where there is a further gated parking area and timber framed store sheds. Original, metal framed timber gate to a flagstone courtyard with steps up to a well-maintained, large, sweeping rear paddock with mature oak tree. This extends into the large side garden with a selection of mature specimen trees including a magnificent beech tree, an original well (claimed to have restorative powers) and a beautiful stone garden feature incorporating a reclaimed, original rose window from a Church in Cardiff. The gardens and driveway are shown edged red on the attached plan and extend to approximately 3.22 acres.

Separate from the main property is a delightful stone built detached barn conversion/ holiday cottage combining an open-plan lounge and kitchen with french doors to a large decked sitting area and double bedroom with en-suite shower room off. Off the large decked sitting area is a lawned and woodland garden area with natural pond.

Adjacent to this, a substantial block of organic land laid to permanent pasture extending (with the holiday cottage) in total to approximately 11.05 acres is shown edged blue on the attached plan.

#### Directions

From our Cowbridge offices travel in an easterly direction to the traffic lights, and straight on up the hill filtering onto the A48 heading towards Cardiff. On approaching Bonvilston drive past The Aubrey Arms and 'Baffle Haus', taking the next turning right just before the village shop on your left hand side. Follow this road for a little over a mile until reaching a sharp 90 degree left hand bend. As you go down the hill turn left onto a private driveway which is signed for Garnllwyd.

What3words: cuts.wedge.outboard (to the turning onto the private driveway to Garnllwyd)

Tenure  
Freehold

Services  
Mains water, private drainage, electricity, LPG heating

Council Tax Band H  
Grade II listed - EPC not applicable



“ A truly remarkable property steeped in History and lovingly restored by the current owners with a modern twist. One of the best extensions you will see in a period property which blends modern living with a fantastic home.

Comments by Mr Elliott Hooper-Nash





# Garn Llwyd Farm, Llancarfan, VGL

Main Building: Total Interior Area 4068.98 sq ft

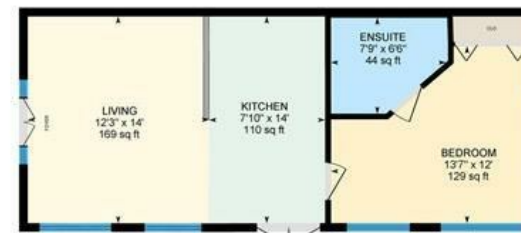
Total Area: 4544.60 sq ft



Ground Floor



1st Floor



River View Barn Interior Area 475.62 sq ft





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