The Old School House

Marcross, Llantwit Major, CF61 1ZD

Guide Price £950,000

HARRIS & BIRT

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The Old School House was converted to an extremely high standard by the current owners. They have lived at the property for circa 25 years and resided in the village for 30 years, always a wonderful recommendation of a location. The property itself sits stand-alone on the outskirts of the village, and is a statement property - a wonderful modern conception of a former Village School which schooled many local children over the years. Built in keeping with the style of the building, with a range of handmade oak finishes throughout, the accommodation briefly comprises entrance hall, kitchen/breakfast room, dining room, living room, WC and two en suite bedrooms to the ground floor. Upstairs the attractive galleried mezzanine looks out over the living room and has entrance to the fourth bedroom/study and master suite with en suite and patio doors leading off to a large decked area offering stunning sea views. The property benefits from a detached double garage and outhouse. Plenty of off-road parking and wrap-around gardens that are kept in immaculate condition. The quality of craftsmanship is truly impressive.

Marcross is a small Hamlet and is almost untouched by time due to it being situated on the Vale of Glamorgans heritage coast line. The Village has a grade 1 listed church and a wonderful Pub previously called the The Horseshoe Inn, it is going to reopen shortly after a full refurbishment and renamed The Doghouse. There are wonderful coastal walks nearby starting at Nash Point Lighthouse. A short distance away is Atlantic College which offers activities for children of all ages in the School Holidays and various Evening Entertainment for Adults and Families. There is access through the castle grounds to its historic church.

- Unique & Very Attractive Former School House
- Outskirts of Marcross
- Double Garage & Outhouse
- Abundance of Oak Throughout and Quality Fixtures & Fittings
- Situated With Far Reaching Sea Views
- Four Good Sized Bedrooms, Three with En Suites
- Wonderfully Maintained Gardens & Grounds
- EPC: F

Accommodation

Ground Floor

Entrance Hallway 15'10 x 12'11 (4.83m x 3.94m)

The property is entered via a solid oak ecclesiastical-style front door. Oak laid half panelled walls. Indian slate flooring. Fitted radiator behind attractive radiator covers. Mono-pitched ceiling. Inset double-glazed Velux window. Further skimmed the walls and ceiling. Smithbrook light fitting. Wooden double-glazed window to front elevation. Communicating solid oak doors to bedrooms to the ground floor and a solid oak communicating door through to kitchen.

Kitchen/Breakfast Room 21'6 x 17'11 (6.55m x 5.46m)

An open plan 'heart of the home' space situated in the central portion of The Old School House. Handmade solid oak bespoke fitted kitchen comprising a range of wall and base units. Peninsula bar and island sat under and over granite work surfaces. Fitted Aga in a cream palette with two hot stoves, undercounter ovens, and a warming tray. Integrated American style fridge/freezer behind oak doors. Neff integrated eyeline microwave. Integrated Bosch dishwasher behind a matching decor panel. Inset China Belfast sink with grooved drainer and mixer tap. Plenty of storage. Welsh dresser fitted unit to wall with glass display cases and further open shelving. Inset integrated washing machine and tumble dryer. Range of wooden double glazed window to the front elevation. Tiled splashbacks. Skimmed walls and ceiling. Inset downlighting. Matching Indian slate flooring. Good sized pantry cupboard. Church style double doors with inset glazed panels open through into:

Dining Room 12'5 x 23'0 (3.78m x 7.01m)

Formal dining room that is an easily adaptable space. Wooden timber double glazed patio doors open out onto a sandstone laid terrace to rear, allowing plenty of natural light. Further natural light via two floor to ceiling fitted fixed pane windows. Attractive half panelled wall. Inset Welsh dresser. Skimmed walls and ceilings. Inset brass light fitting. Fitted carpet. Two fitted radiators behind decorative radiator covers.

Inner Hall 6'8 x 5'2 (2.03m x 1.57m)

Accessed via two oak double doors from kitchen/breakfast room. Attractive ecclesiastical style oak doorway that opens to the front. Skimmed walls and ceiling. Indian sandstone flooring. Range of high level oak skirtings. Oak door opens through into:

Cloakroom 5'1 x 9'7 (1.55m x 2.92m)

Two-piece suite comprising low level WC and wash hand basin with a mixer tap and set into a granite worksurface with matching upstands. Underset oak vanity unit. Oak laid half-panelled walls and matching window sills. Further skimmed walls and ceilings. Access to loft via hatch. High level storage cabinets. Wooden double glazed opaque windows to front and side elevations. Indian sandstone flooring. Heritage heated towel rail.

Living Room 27'8 x 16'7 (8.43m x 5.05m)

A wonderful double height vaulted ceiling living space. Large A-framed wooden double glazed window allowing plenty of natural light. Further arrow slit window to high level. Ecclesiastical style window to side elevation with pointed stone surround. Feature fireplace with inset oil burning stove in a coal effect with a stone-built surround and granite laid hearth. Fitted picture rail. Oak laid flooring. Two drop-down Smithbrook pendant light fittings. The mezzanine floor with a quarter-turn staircase leading up to a galleried landing. Exposed beam work throughout.

Bedroom Two 11'2 x 12'11 (3.40m x 3.94m)

Accessed from the return of the entrance hall to a good sized double bedroom with UPVC double glazed patio doors opening out to the South onto a sandstone-laid terrace. Further wooden double glazed window to side. Built in oak fitted wardrobe and high level storage cupboards. Built in oak desk. Skimmed walls and ceilings. Inset fitted oak dado rail. Fitted radiator behind a decorative radiator cover. Fitted carpet. Oak doorway opens through into:

En Suite Bathroom Two 5'8 x 5'9 (1.73m x 1.75m)

A good sized three-piece suite comprising: a corner quadrant shower cubicle with integrated Miele advanced electric shower and fitted shower head. Low level hidden cistern WC. Wall hung wash hand basin by Heritage. Underset vanity unit in oak. Wooden double glazed opaque window to the rear elevation. Tiled splashbacks. Half oak panelled walls. Further skimmed walls and ceilings. Tiled flooring. Heated towel rail.

Bedroom Three 14'7 x 14'5 (4.45m x 4.39m)

Another good sized double bedroom with wooden

double glazed patio doors opening out onto rear elevation, enjoying wonderful countryside and channel views. Full width wall run of fitted wardrobes which range from full length and drawers. Fitted dressing table. Skimmed walls and ceilings. Inset picture rail. Fitted carpet. Fitted radiator behind decorative radiator cover. Oak doorway opens into:

En Suite Bathroom Three 7'6 x 5'3 (2.29m x 1.60m)

Three piece suite comprising walk in shower cubicle with Miele advance electric shower and shower head attachment. Low level hidden cistern WC. Wall hung wash hand basin with underset oak vanity unit. Attractive half panelled walls in an oak finish. Tiled splashbacks. Further skimmed walls and ceilings. Wooden double glazed opaque window to rear elevation. Tiled flooring. Heated towel rail.

First Floor

Landing 9'0 x 16'2 (2.74m x 4.93m)

Solid oak staircase to the mezzanine landing through the vaulted ceiling living room. Attractive gallery over the living room. Fully skimmed walls and A-framed skimmed ceiling with exposed beam work. Wooden floor boards. Inset window seat. Wooden glazed A-framed window to the north elevation. Communicating doors to all first floor rooms.

Master Bedroom 12'3 x 13'10 (3.73m x 4.22m)

An excellent sized double bedroom with double height into a vaulted ceiling. Attractive internal oak glazed window. Ecclesiastical double patio doors open out onto a decked laid raised terrace. Offering fantastic views across the coastline beyond. Range of fitted bedroom furniture to remain. Fitted carpet. Further skimmed walls and ceiling. Internal oak doorway opens through to:

En Suite Master Bathroom 9'11 x 13'9 (3.02m x 4.19m)

Five piece suite comprising a deep sunken hydrotherapy airbath by 'Airbath International'. Low level hidden cistern WC. Heritage bidet and wash hand basin set into an oak laid vanity unit. Oversized walk-in shower cubicle with overhead shower and shower head attachment. Fitted oak vanity unit and bathroom storage. Range of wooden glazed windows. Heated towel rail over a traditional radiator. Tiled effect flooring.

Bedroom Four 8'11 x 12'6 (2.72m x 3.81m)

Currently in use as a study, but could be a good sized bedroom. A range of oak fitted office furniture and desk space. Range of wooden glazed windows. Fitted carpet.

Outside

Deatched Garage

An attractive pointed stone double garage. Electric up and over garage doors. Excellent storage space. Side access via a ledged and braced door. Power and light. Situated on a concrete base.

Outhouse

Housing tumble dryer and washing machine, Power and light. Tiled flooring. Excellent storage facility.

Gardens & Grounds

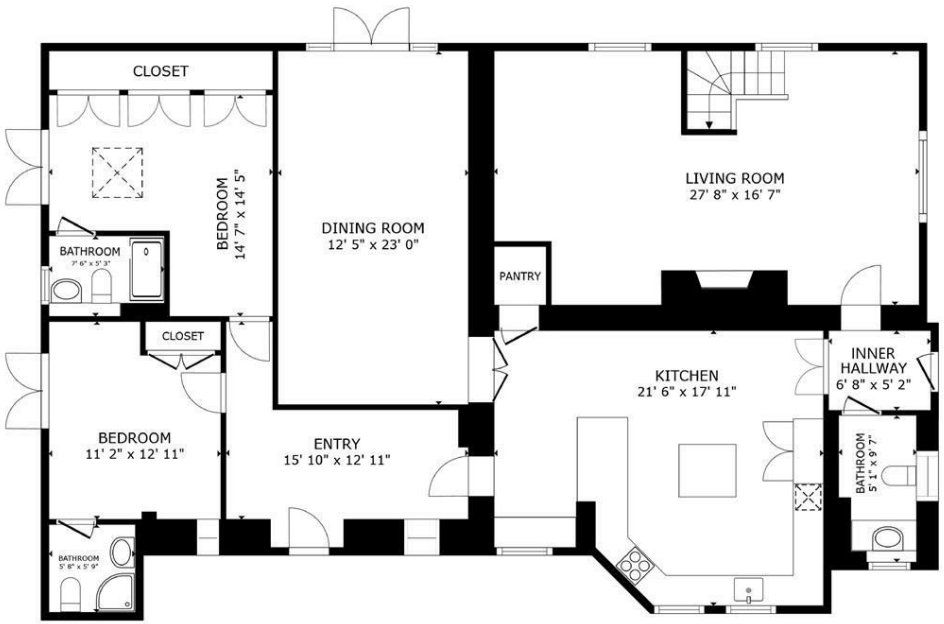
The property sits comfortably in its own gardens & grounds that wrap around The Old School House. Entered from a tarmacadam driveway to a block paviour forecourt via electric wrought iron gates, which lead up to the garage and outhouse. The gardens are mostly laid to lawn with a wrap around terrace of indian sandstone. Rear gardens facing south. Made private via high level hedge rows and stone-built walls that surround the perimeter. Mature beds and borders.

Services

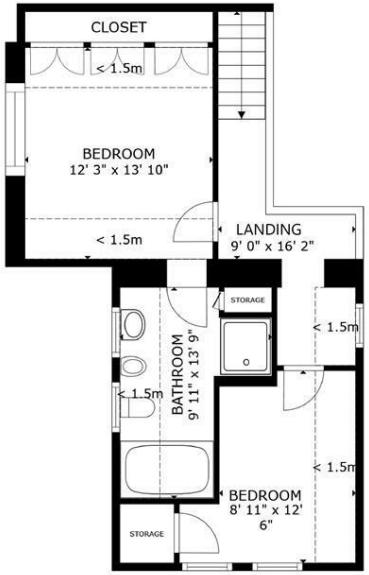
Oil fired central heating. Septic tank. Mains electricity and water. StarLink internet. Vendors would be happy to sell inclusive of furniture and paintings if necessary.

Directions

From our offices at 65 High Street, Cowbridge, turn right and go down the High Street into Westgate and at the end turn left onto the Llantwit Major Road. At the first roundabout on the entrance onto the Llantwit Major bypass turn right signposted Wick. At the crossroads turn left heading towards Marcross. Follow the road until you reach the junction. At the junction, turn right. After about 700 yards the property wll be the first house on your right hand side with a Harris & Birt board outside.



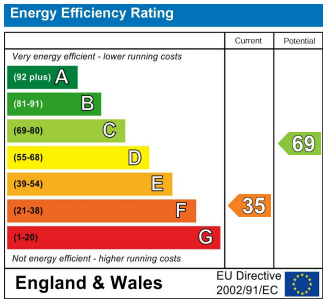
FLOOR 1

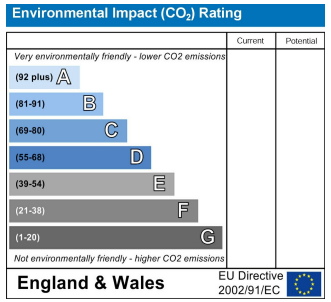


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,880 sq.ft. FLOOR 2 427 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 147 sq.ft.
TOTAL : 2,307 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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