

Twmpath Farm

Colwinston, Cowbridge, CF71 7NJ

Price £950,000

HARRIS & BIRT

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Located in the village of Colwinston, Twmpath Farm is a family home that is believed to be over 300 years old, over the years it has been thoughtfully extended to provide extensive accommodation, making it an ideal choice for families seeking both space and comfort. The property is set within approximately 1.2 acres of beautifully maintained gardens with an adjoining paddock of 0.9 acres, perfect for those with equestrian interests or simply for enjoying the countryside.

The property features a south-facing garden that fronts the home, offering a tranquil outdoor space for relaxation and play. The grounds also include a triple garage and stabling, providing plenty of parking and storage options.

The property benefits from 'hub of the home' living room with wood burner set in feature fireplace, perfect for those winter evenings. The lounge flows seamlessly into a spacious dining room, which boasts a lovely southerly aspect, allowing natural light to flood the space. The heart of the home is further enhanced by a family room, providing an additional area for relaxation or entertainment, and a study that can serve as a fourth reception room.

The well-appointed kitchen-breakfast room is adjacent to a practical utility room. The master bedroom benefits from an en suite bathroom and a dressing room that could easily serve as a fifth bedroom. In addition, there are three further double bedrooms and a family bathroom, ensuring ample space for family and guests alike.

Twmpath Farm is a unique property that must be viewed to be fully appreciated.

- 3,345 sq ft Detached Farmhouse Dating Back c.300 years
- Adjoining c.0.9 Acre Paddock
- Generous Master Suite With Dressing Room & Bathroom
- Four Reception Rooms
- Cowbridge Comprehensive School Catchment
- c.1.2 Acres of Gardens and Grounds
- Detached Three Bay Garage, Workshop & Stable
- A Further Three Double Bedrooms
- Character Features Throughout
- EPC Rating: E

Accommodation

Entrance Hall 8'8 x 9'0 (2.64m x 2.74m)
Accessed via solid wood front door, the hall benefits from dual aspect with UPVC windows to both the front and back of the property with a UPVC door to the rear. Fitted carpet flooring, combination of painted stone and skimmed walls. Skimmed ceiling. Wall lighting.

Kitchen/Breakfast Room 12'1 x 17'7 (3.68m x 5.36m)
Set of UPVC windows over looking the rear garden of the property. A range of wall and base units in cottage/farm style. Laminate work surfaces with tiled splashbacks. Integrated units include oven and microwave oven unit, four ring electric hob with integrated extractor over. 1.5 Stainless steel sink with hot and cold mixer tap. Space for under counter dishwasher and freestanding fridge. Matching kitchen Island with storage below. Ample space for table and chairs. Vinyl flooring, Skimmed walls and ceiling. Pendant ceiling lighting.

Utility Room 10'1 x 8'2 (3.07m x 2.49m)
Accessed via kitchen. UPVC window over looking rear garden. UPVC door to side with inset obscure glazed glass. A range of wall and base units with laminate work surfaces. Tiled splashbacks. Stainless steels sink and drainer with hot and cold chrome taps. Tiled splashbacks. Vinyl tiled flooring. Skimmed walls and ceiling. Pendant ceiling lighting.

Family Room/Snug 10'7 x 21'11 max (3.23m x 6.68m max)
Accessed off the entrance hall overlooking the front of the property. UPVC windows to front and side. Fitted carpet flooring. Skimmed walls and wood panelled ceiling. Pendant ceiling lighting.

Dining Room 15'11 x 14'11 (4.85m x 4.55m)
UPVC window overlooking front garden. Original inset stone fireplace on tiled hearth. Alcove to side of the chimney breast . Fitted carpet flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Pair of folding doors leading to;

Living Room 15'11 x 23'1 (4.85m x 7.04m)
UPVC windows overlooking rear gardens and and paddock. UPVC door facing rear garden. Wood burner set in original stone fire place with wooden mantle and original stone bread oven features. Wood burner set on raised slate hearth. Fitted carpet flooring. Skimmed walls and ceiling. Pendant ceiling lighting and wall lighting.

Inner Hall
Inner hall leads from entrance hall to the length of the original farm house. Fitted carpet flooring, White washed brick and stone walls. Wooded beam ceiling. Wall lighting

W/C 6'5 x 9'2 (1.96m x 2.79m)
UPVC obscure glazed window to front. Low level wc, Wall mounted sink with hot and cold chrome taps. Space currently used as storage has plumbing for shower facilities.

Study / Snug 10'0 x 14'10 (3.05m x 4.52m)
UPVC double glazed windows to the front of the property. Cast iron fireplace in stone chimney breast, alcove to side. Original wooden beams. Fitted carpet flooring, skimmed walls. Wall lighting.

First Floor

Landing
Access via both staircases to either end. Access to all first floor rooms. UPVC windows to front. Access to built in storage and eaves storage. Skimmed walls. Combination of textured ceilings and panelled ceiling over mezzanine.

Master Bedroom One 15'11 x 15'1 (4.85m x 4.60m)
UPVC window overlooking rear garden and fields. Fitted carpet. Skimmed walls and and textured ceiling. Pendant ceiling lighting

Master En Suite 11'6 x 11'6 max (3.51m x 3.51m max)
UPVC window with obscure glazed glass overlooking rear. Four piece suite in white comprising low level wc with hidden cistern, pedestal wash hand basin, walk in shower cubicle with glass door and a panelled bath with tiled surround. Range of built in storage. Fitted carpet flooring, skimmed walls and textured ceiling. Pendant ceiling lighting

Bedroom Two 15'11 x 13'1 (4.85m x 3.99m)
UPVC window overlooking rear garden and fields. Fitted carpet. Skimmed walls and and textured ceiling. Pendant ceiling lighting

Bedroom Three 13'1 x 10'9 (3.99m x 3.28m)
UPVC window overlooking rear garden and fields. Fitted carpet. Skimmed walls and and textured ceiling. Pendant ceiling lighting

Bedroom Four 13'1 x 8'10 (3.99m x 2.69m)
UPVC window overlooking rear garden and fields. Built in storage cupboard. Fitted carpet. Skimmed walls and and textured ceiling. Pendant ceiling lighting

Bedroom FIve / Dressing Room 6'11 x 7'9 (2.11m x 2.36m)
UPVC window overlooking paddock and front gardens. Storage to eaves. Built in cupboard. Fitted carpet. Textured walls, textured ceiling with exposed wooden beams. Pendant ceiling lighting

Bathroom 8'10 x 6'9 (2.69m x 2.06m)
UPVC window with obscure glazed glass overlooking rear. three piece suite in white comprising low level wc into inset cupboard unit with integrated wash hand basin and walk in shower cubicle with glass door. Range of built in storage. Fitted carpet flooring, skimmed walls and textured ceiling. Pendant ceiling lighting. Access to storage cupboard.

Outside
The property is accessed via a shared entrance which lead to and leads to private stone chipped driveway. On the left hand side as you enter the driveway is the detached stone fronted garage and stable. The garage benefits from electric and lighting. The grounds at the front of the property are bordered by a range of mature shrubbery and mature trees with a sizeable front garden laid predominately to lawn. In front of the property there is parking space for multiple vehicles. The rear garden is also laid to lawn with mature trees and planting. The rear garden also has a patio terrace directly accessed from the back door of the property.

Paddock
The property is sold with adjoining 0.9 acre paddock. The paddock is currently grazed seasonally by a local farmer.

Services
The property and grounds are sold on a freehold basis. The property benefits from mains electric and water. Oil fired central heating and septic tank drainage. Septic tank and soakaway located in 0.9 acre paddock.

Directions
From our Cowbridge Office at 65 High Street, travel along the A48 heading West towards Bridgend. Pass Pentre Meyrick Cross and, after approximately 1/2 a mile take the left hand turning signposted for Colwinston. The turning for the property will be to your left, after approximately 100 yards. Once entered from the main road bear left and the house is at the end of the drive.



























Ground Floor

Approx. 177.0 sq. metres (1904.8 sq. feet)



First Floor

Approx. 133.9 sq. metres (1441.0 sq. feet)







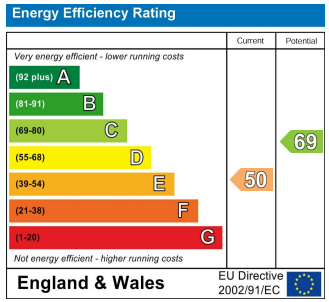
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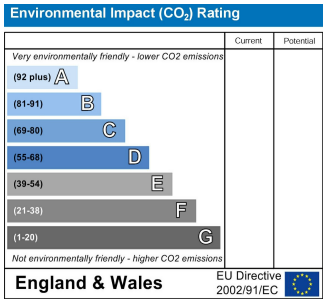
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