



The Barns, Manor Farm
Porthcawl, CF36 5SP

Watts
& Morgan



The Barns, Manor Farm

Newton, Porthcawl CF36 5SP

£1,595,000 Freehold

4 Bedrooms | 3 Bathrooms | 5 Reception Rooms

The Barns is an exceptional Grade II listed barn conversion, set in a truly idyllic position with uninterrupted views across rolling countryside. Occupying a generous plot of just over one acre, this remarkable residence has been meticulously renovated by the current owners to combine adaptable living spaces with refined luxury. With its blend of historic character and modern luxury, The Barns offers the perfect setting for family living. Situated just a short walk from Newton beach and Porthcawl Sea front.

Accommodation briefly comprises; Ground Floor: Welcoming entrance hallway, elegant sitting room, lounge, snug, kitchen/dining room, utility, secondary hallway, WC, shower room, study, cinema room, and boot room. First Floor: Principal bedroom with a sumptuous en-suite bathroom, separate WC, and walk-in dressing room. Two further spacious double bedrooms and a family bathroom complete the first floor. Approached via secure gated access, the property offers extensive off-road parking, an integrated double garage, and a detached double garage. The landscaped gardens are complemented by a spacious paved patio area generous paddock extending to approximately one acre simply enjoying the tranquillity of the countryside.

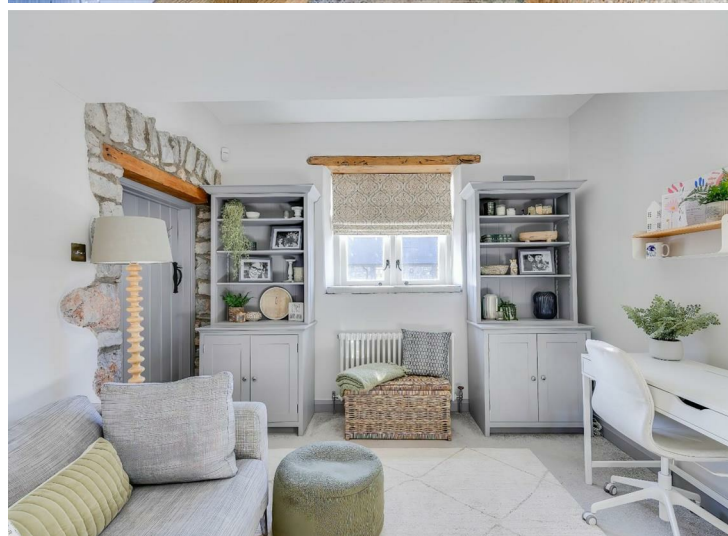
Directions

Porthcawl - 2.0 Miles Bridgend - 5.0 Miles Cardiff - 29.0 Miles Swansea - 19.0 Miles J37 of the M4 - 4.0 Miles

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Summary of Accommodation

SITUATION

Porthcawl offers numerous beaches including the Blue Flag Awarded 'Rest Bay'. Porthcawl Promenade with its many cafes, bars, & restaurants, harbour, and golf courses are all within easy reach. The town also has a number of well regarded public & private schools. Bridgend Town is located 7.0 miles away with a local railway station with regular trains to Cardiff and London. The M4 (junction 37) is approximately 3 miles away and provides convenient travel to Cardiff and to other important commercial centres in the region. Cardiff (Wales) Airport with local, International and European flights is approximately 22 miles away. Cardiff lies some 30 miles to the east and includes the wide range of retail, commercial, leisure and recreational facilities that one would expect from a capital city and has a main line rail connection to London in approximately 2 hours.

ABOUT THE PROPERTY

Entered through a solid wood front door, the welcoming hallway immediately impresses with its vaulted ceiling, exposed beams, and hardwood-framed front window. The space is enhanced by solid wood flooring and a striking exposed stone wall, guiding you gracefully into the sitting room. The sitting room is a superbly proportioned reception space, featuring three sets of hardwood windows to the side, solid oak flooring, and a charming wood-burning stove set upon a stone hearth within an open stone fireplace. A notable architectural feature is the balcony on the first-floor landing, complete with glass balustrade, which overlooks this magnificent room. The open-plan lounge and dining room offers an expansive family living area, centred around a second stone fireplace with fitted wood-burning stove. Two sets of hardwood doors open onto the landscaped gardens, while curved hardwood windows to the rear frame captivating views across rolling countryside. Oak flooring and exposed wooden beams further elevate the character of this generous space, which easily accommodates both lounge and dining furnishings. The inner hallway features a bespoke solid wood staircase rising to the first-floor landing, complemented by tiled flooring and a large picture window to the rear. The snug provides a versatile additional reception room with carpeted flooring, a hardwood side window, and a connecting door into the sitting room. The open-plan kitchen and breakfast room is an exceptional space, distinguished by a mezzanine glass window and two hardwood rear windows. Porcelain tiled flooring runs throughout, and the bespoke kitchen-finished with two-tone wall and base units- is beautifully complemented by Silestone worksurfaces. A central island provides seating for high stools and includes an integrated drinks station and pantry cupboard. Further features include an integrated dishwasher and a freestanding AGA. The utility room offers additional practicality, fitted with base units and coordinating Silestone worksurfaces, along with a freestanding range oven and space for a fridge freezer. A storage cupboard houses the gas boiler. The ground-floor WC comprises a two-piece suite with WC and wash-hand basin. The ground-floor shower room is fitted with a double walk-in shower enclosure with tiled walls, WC, wash-hand basin, tiled flooring, recessed spotlights, and a hardwood side window. The study-equally suitable as a ground-floor double bedroom-benefits from bespoke fitted shelving and cabinetry, a wood-burning stove set on a stone hearth, and a hardwood window to the side. The cinema room is a generously sized reception space with recessed spotlights, carpeted flooring, built-in storage, and two sets of hardwood side windows. The boot room offers excellent storage with coordinating wall and base units, tiled flooring, Silestone worksurfaces, recessed spotlights, and exposed wooden ceiling beams. From here, there is direct access into the integrated double garage.

The first-floor landing provides elegant access to all three bedrooms and feature Juliette balcony overlooking the sitting room. The principal suite is an exceptional space, distinguished by its vaulted ceilings, exposed beams, and a striking feature glass window that overlooks the kitchen and breakfast room while framing magnificent views beyond. The room is finished with sleek porcelain tiled flooring and incorporates a freestanding bathtub, a walk-in shower enclosure, and dual wash-hand basins set within a bespoke vanity unit with refined worksurfaces. This suite further benefits from a separate WC with extensive eaves storage and a beautifully appointed walk-in dressing room, complete with illuminated built-in wardrobes. Bedroom Two is a generously proportioned double room, showcasing exposed beams, soft carpeted flooring, and two hardwood rear windows with countryside views, along with a timber framed door opening onto the original stone granary stairway. Bedroom Three offers equally impressive space, featuring exposed beams, plush carpeting, and two hardwood windows to the rear. The luxurious family bathroom is fitted with an elegant four-piece suite, including a freestanding bathtub, shower enclosure, WC, and a wash-hand basin set within a stylish vanity unit. Partially tiled walls, porcelain tiled flooring, and a hardwood rear window complete this beautifully finished room.

GARDENS AND GROUNDS

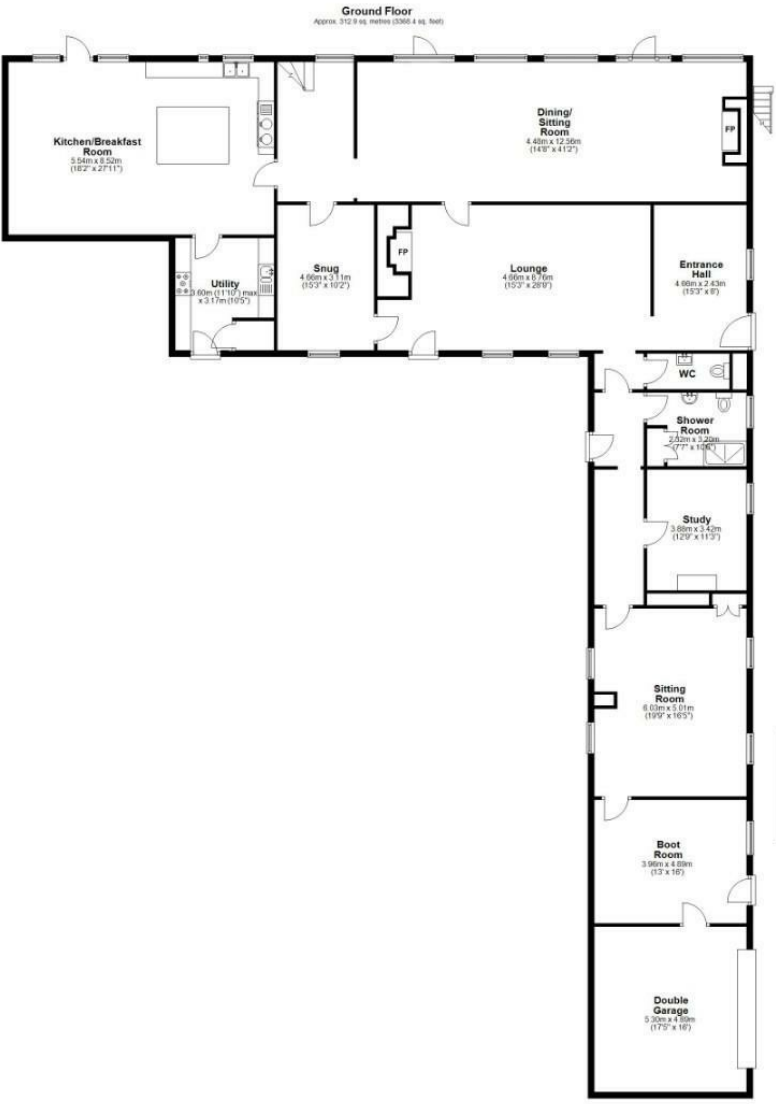
A gated countryside retreat with acre grounds and panoramic views approached via Manor Farm, The Barns is set behind private gates which open onto an enclosed driveway, providing secure off-road parking for multiple vehicles. Within the grounds, a detached double garage with loft space is complemented by a second integrated double garage with electric doors. The extensive plot extends to just over an acre, incorporating two enclosed paddocks, a dedicated vegetable garden with summerhouse and greenhouse, and a selection of paved patio areas. These outdoor spaces are perfectly designed for entertaining or relaxation, all while enjoying the impressive panoramic views across the rolling countryside beyond with an array of colourful shrubs and flowers.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Grade II Listed building.

Council tax band - I

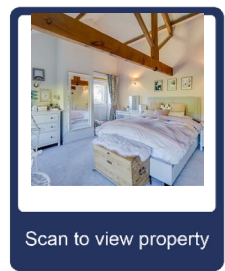




Total area: approx. 458.0 sq. metres (4930.1 sq. feet)



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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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