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Tithe Barn

Picketton

The Vale Of Glamorgan

CF62 4QP

Tithe Barn

Asking price **£795,000**

A character filled four bedroom detached barn conversion set grounds approaching 3 acres with lawned gardens, paddocks, stable yard and cottage garden. Idea for horse enthusiasts all persons looking for more self-sufficient lifestyle.

Beautifully presented, character filled, barn conversion.

Setting grounds totalling approximately 3 acres.

Flexible living and bedroom accommodation.

Reception hallway, Lounge, Dining room and modern fitted kitchen/breakfast.

Two ground floor bedrooms and shower room/WC

Two bedrooms to 1st floor and family bathroom.

Landscape courtyard and lawns rear garden.

Paddocks enclosed by Stock proof fencing and stone walling.

Stable building with three boxes.

Productive cottage garden with poly tunnel to remain.





Tithe Barn is a beautifully presented four-bedroom detached barn conversion offering flexible living and bedroom accommodation, in grounds approaching 3 acres, with stable building and paddock space ideal for horse enthusiasts.

The property has a wealth of character features, including flagstone floors, high-pitched beamed ceilings, and rough cast render to stonework. This is complemented with modern fixtures and fittings which create a warm and inviting environment.

The reception hallway with flagstone floors has a picture window to the rear enjoying views over the lawned garden. Stairs rise to the first-floor accommodation. Off the reception hall is a large storage area with fitted hanging and shelving. Double doors lead into the cosy lounge, which is triple aspect including a picture window to the rear and arrow slit windows flanking a wood-burning stove which sits on a flagstone hearth. The room has exposed stonework to one wall. An open doorway from the reception hall leads into an inner hallway, with doors flanked by glass panels leading into the rear garden. The room has a continuation of the same flagstone floors. An open doorway leads into the dining room which has a picture window to the side and a further window looking into the courtyard. The dining room has exposed wooden floorboards plus a loft inspection point.

Beyond the dining room is the impressive dual-aspect kitchen/breakfast room which offers a fitted range of base, larder, and island units with complementing work surfaces extending to a breakfast bar area. The room has high-pitched ceilings with visible roofing timbers, an oil-fired Aga cooking range, and space and plumbing for an American-style fridge/freezer and dishwasher. The kitchen is subdivided from the night hallway by built-in pantry and cloaks storage cupboards plus space-saver steps leading up to a mezzanine floor which overlooks

the kitchen. Off the night hallway are two double bedrooms. Bedroom three has two windows to the side aspect and a built-in shelved storage cupboard. Bedroom four has two windows with views into the courtyard. The ground-floor shower room has a white three-piece suite including double shower cubicle with mains power shower fitted, low-level WC, and sink unit with storage below.

The first-floor landing gives access to two further bedrooms and the family bathroom. Bedroom one is an impressive double bedroom, with high-pitched ceiling and visible roofing timbers. It has windows to two aspects and benefits from a walk-in wardrobe with fitted hanging rails. Bedroom two has a part-glazed door leading out to flagstone steps which lead down to the rear garden. This split-level bedroom could become a dressing room if buyers wish to create a master bedroom

suite throughout the first floor. The family bathroom, with window to the front, has a white four-piece suite including tiled shower enclosure with mains power shower fitted (currently not in use), a freestanding roll-top bath, low-level WC, and sink unit.

Outside: Enter via a five-bar gate onto a gravel driveway which leads into the courtyard with parking for several vehicles. Within the courtyard is a storage building and carport. To the rear is a lawned garden with decked patio areas and mature shrub and flower borders. A hot tub is positioned on the rear patio area and will remain.

To the side of the garden is a stable building with three stable boxes and a paved hardstanding. Beyond the stables is a productive cottage garden with polytunnel to remain and large enclosure for chickens. The two paddocks wrap around the cottage garden and stable building. The paddocks are bordered by mature hedgerow, stock-proof fencing, and stone walling.





Directions

From Cowbridge travel south along the St. Athan Road. Travel through The Herberts and proceed up the hill. Take the second right hand turning, Take the first left, Proceed along this country lane to the T junction and turn left again. Enter Picketston and Tithe Barn is the first property on the left-hand side, indicated by our for sale board
 What3Words: chatted.wallett.ironclad

Tenure

Freehold

Services

Mains water and electricity, cesspit drainage and oil central heating
 Council Tax Band G
 EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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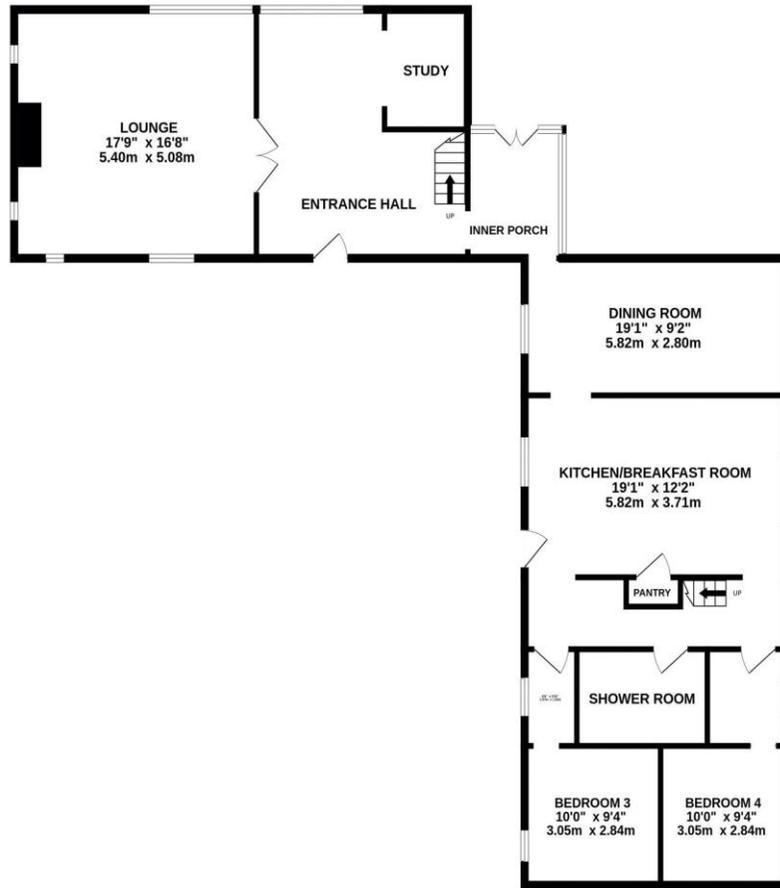


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

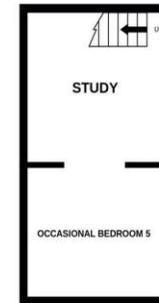
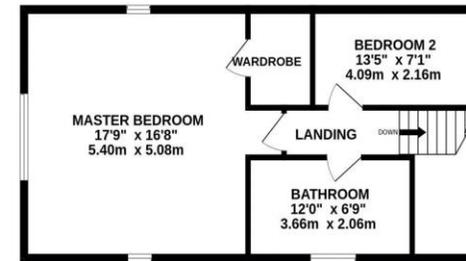
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GROUND FLOOR
1407 sq.ft. (130.7 sq.m.) approx.



1ST FLOOR
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 2164 sq.ft. (201.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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