

Ty Broc, Parc Farm, St. Donat's,

Nr Llantwit Major, Vale of Glamorgan, CF61 1AG

Watts & Morgan













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Vale of Glamorgan, CF61 1AG

Guide Price £2,000,000 Freehold

5 Bedrooms | 4 Bathrooms | 5 Reception Rooms
6.2 Acres | American-Style Barn | Annexe Potential

A truly stunning, detached barn conversion in a tranquil position within the village of St Donats. Surrounded by its own grounds of just under 7 acres to include; well-manicured lawned garden with sun terrace and a 4.7 acre paddock. Further equestrian facilities to include; American-style barn, separate stone built stable block with tack room and store. Plus a converted barn providing use as an annexe/hobbies room. Enjoying wonderful south-facing views across open countryside with sea views beyond.

Accommodation over 11,000 sq ft to include outbuildings and garaging; quality bespoke farmhouse-style kitchen-breakfast room with underfloor heating, ground floor WC, utility and boot room. Large family lounge with log-burner, study and multi-purpose dining-entertainment room with access to a patio area. Also, a ground floor bedroom with en-suite, gym and billiards room. The first floor presents three spacious double bedrooms, each with their own luxurious en-suite.

Electric gated entrance to driveway and garage block with electric car charging point. No onward chain. EPC Rating TBC.







Directions

Cowbridge Town Centre – 6.6 miles

Cardiff City Centre – 22.9 miles

M4 Motorway – 11.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Ty Broc is an exceptional property – a converted barn managing to combine authentic character details with stylish modern charm. The accommodation throughout is amazingly sophisticated and understated providing exceptionally well-maintained, and immaculate move in ready accommodation. Dating back over 100 years old, this detached barn conversion sits on an impressive plot of just under 7 acres in the picturesque Vale of Glamorgan village of St Donats. This substantial and versatile four bedroom family home enjoys wonderful open views to the countryside from the rear aspect and sea views from the first floor. Throughout this individual home, character features include exposed stone walls, high beamed ceilings along with contemporary features such as Travertine floor tiles and under-floor heating to most ground floor rooms.

From the main entrance doorway, there is a generous hall with oak doors opening to a neat WC, with adjacent utility room and impressive boot room - offering a range of floor-to-ceiling bespoke cabinetry with integral drinks fridge and oak seat. The family kitchen/breakfast room - to the heart of this home - offers a range of quality shaker wall and base units with central island with breakfast-bar area and granite tops plus double-Belfast sink unit. With double opening pantry cupboards offering space for a coffee machine, and several integral appliances to remain to include; dishwasher, larder fridge and freezer, and freestanding large Range cooker with induction hob and triple oven. There is under-floor heating to this amazing kitchen space, which has been fitted with Travertine floor tiles. From the kitchen, an inner hallway links to a billiards room, and to a large gym - both of which have superb views over the lawned gardens. The hallway continues to a central lounge with a large freestanding 'Stuv' 11kw wood burner nestled neatly into the inglenook-style fireplace. The outlook from here is wonderful - overlooking the rear garden, and double glazed doors from here link to the 'formal' entrance with underfloor heating. Here, there is a spacious study, a ground floor ensuite bedroom and a substantial, and versatile, entertaining suite/games room/family room which opens to the paved courtyard with raised beds.

To the first floor, the long gallery landing has a wonderful picture window, which is a lovely place to sit and enjoy the quite amazing outlook. There are three large double bedrooms on the first floor each with en suite bathrooms. The largest bedroom also has access via original stone steps to the outside terrace.

SITUATION

St. Donats Village is a small collection of modern and character properties. St Donats is home to Atlantic College, which houses an Art Centre and Cinema with access through the College grounds to an historic Village Church. The Heritage Coast path is within walking distance. St. Donats lies a short distance to the west of the Town of Llantwit Major with a wide range of services and amenities including a shopping centre, schooling, leisure centre and swimming pool. A train station provides an easy commute to the major centres of Bridgend and Cardiff, and to Cardiff Airport at Rhoose.

GARDENS AND GROUNDS

The gardens and grounds equate to just under 7 acres. From its lane frontage, a remote controlled, electric gate rolls back into the private driveway circling past a raised bed with central olive tree. A detached garage block is approximately 5m x 13m and is accessed via 4 electric roller shutter doors. The garage has power connected and houses the electric car charging point.

The impressive lawned garden to the south side is enclosed with traditional stone wall and incorporates an expansive flagstone paved patio and can be accessed from the gym and the inner hallway. This well-manicured garden equates to approx 1.7 acres and backs onto further fields with coastal path beyond offering a wonderful tranquil view across open countryside

Beyond the car parking area, is an American style barn re-built in recent years (approx. 13.5m x 27m) with large roller doors to either end and provides power and water connection. A gently sloping ramp, fronting the barn, leads to the 4.7 acre paddock, just across the lane. Also, a separate stone-built stable block, an original milk parlour, offers three stable blocks, a tack room and workshop/store.

ADDITIONAL INFORMATION

Freehold. Mains services connected. LPG gas-fired central heating. Council tax band I. Planning permission approved 2021/00938/FUL (22 September 2027) provision for 4 self catering cottages/holiday lets.





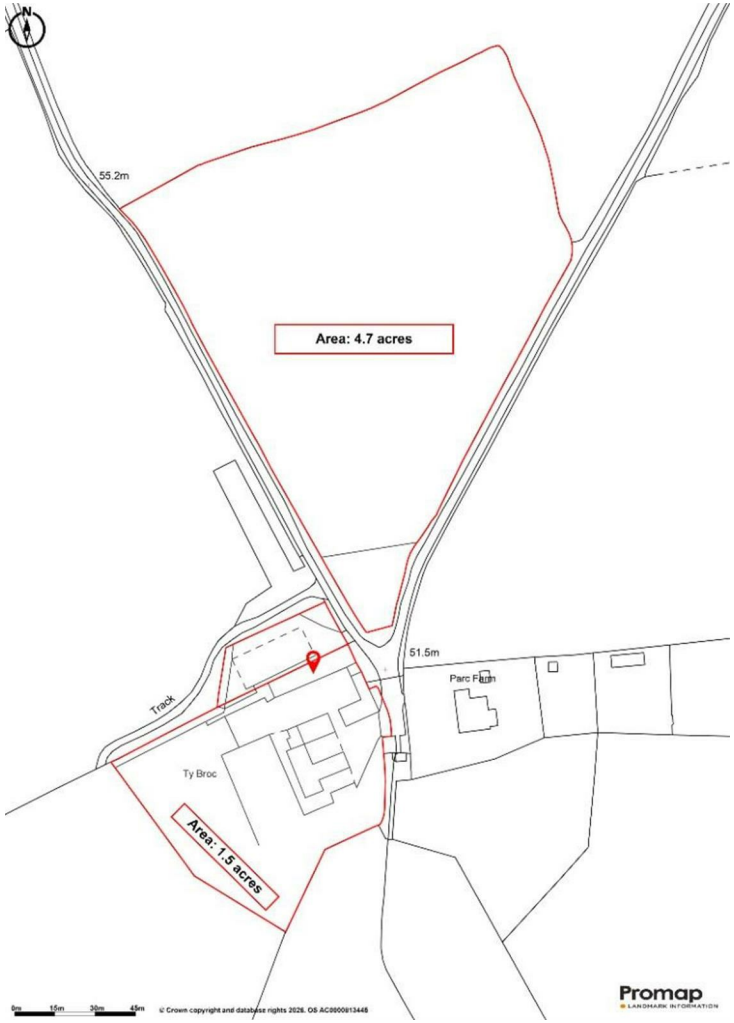


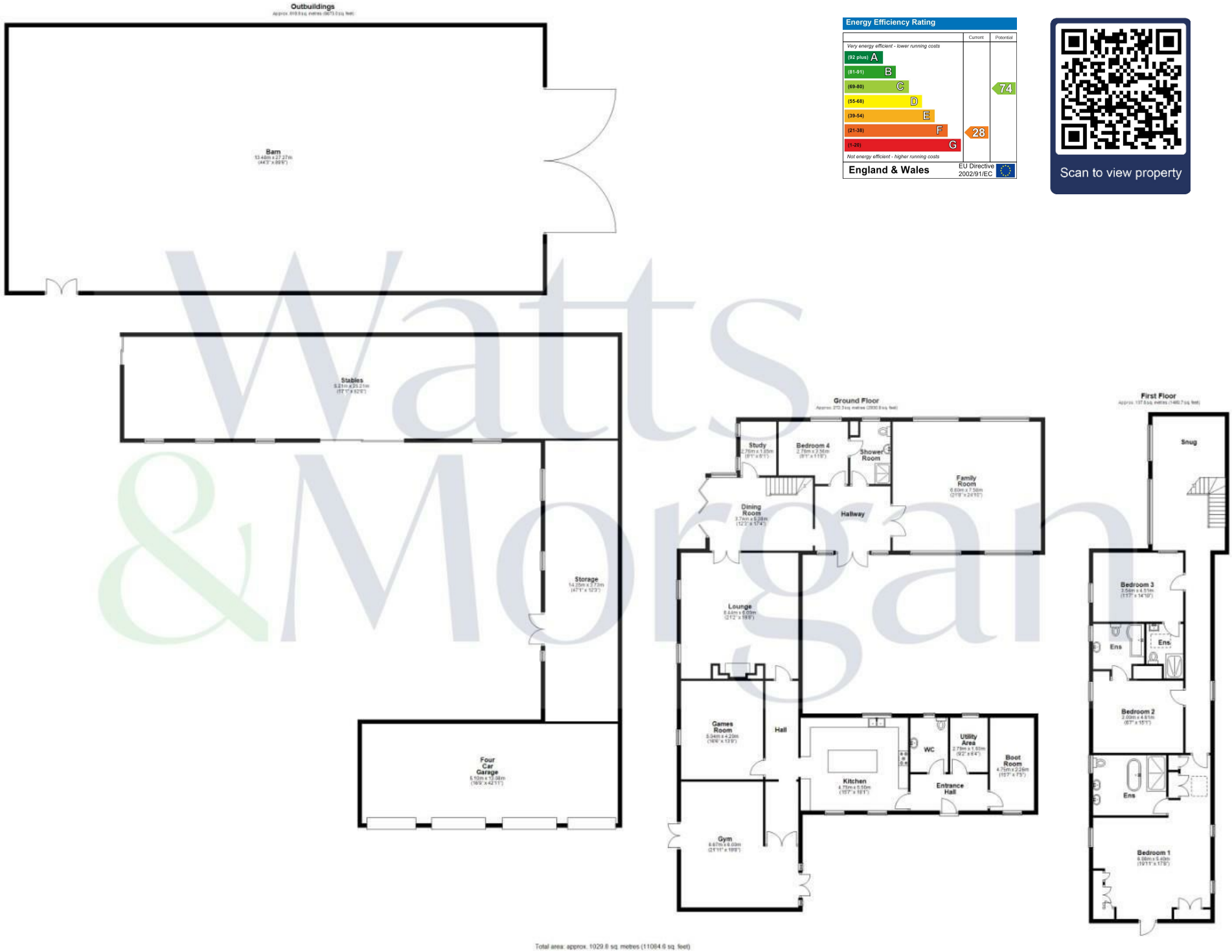









N
55.2m
Area: 4.7 acres
51.5m
Parc Farm
Track
Ty Broc
Area: 1.5 acres
0m
15m
30m
45m
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Promap
LANDMARK INFORMATION



Scan to view property

Total area: approx. 1029.8 sq. metres (11084.6 sq. feet)

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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