




 4  3  3

Barnfield, Llysworney Cowbridge

£685,000

 peter
alan

01446 772857
enquiries@pablack.co.uk



About the property

An immaculately presented four-bedroom detached residence set in the highly regarded village of Llysworney, just ten minutes from Cowbridge. Blending charm with practical family living, the home occupies a generous plot featuring a sun-filled South-facing rear garden and an attractive front garden with mature planting, stone chippings, and an electric vehicle charging point. Recent enhancements include solid oak internal doors, UPVC windows installed in 2014, and a raised patio added in 2020.

Inside, the bright and well-balanced layout is ideal for modern family life. The open-plan kitchen and family/breakfast room showcases granite worktops, integrated Miele appliances, and dual French doors opening onto the garden. A separate utility room offers additional storage and provides access to the garage.

The welcoming living room enjoys a multi-fuel burner and views of the village church, while a second reception room offers flexibility for use as a study or playroom. Upstairs are four well-proportioned double bedrooms, all with built-in storage, including a principal bedroom with en-suite and dressing area, alongside a contemporary family bathroom.

Situated within the Cowbridge School Catchment, the property combines peaceful village living with convenient access to schools, shops, road links, and local amenities.

Accommodation

Location

Barnfield is situated in the award-winning village of Llysworney, known for its historic charm, attractive church, and picturesque village pond. Surrounded by a mix of character cottages and high-quality modern homes, this peaceful community offers rural serenity just 1.5 miles from the vibrant market town of Cowbridge. The area provides excellent access to local amenities including schools, shops, restaurants, and leisure facilities. Primary education is available in nearby Colwinston, while secondary schooling—including Welsh-medium options—is catered for in Cowbridge.

Entrance Hallway

Enter the property through a stylish composite front door with obscure glazed side panels, filling the hallway with natural light and creating a bright, welcoming atmosphere. The entrance features wood flooring, a side window, space for occasional furniture, stairs rising to the first floor, an understairs cloakroom, and doors leading to all principal ground floor rooms.

Dining Room / Home Office

14' max x 11' 11" (4.27m max x 3.63m)

A versatile space currently used as a home office, this room offers a large UPVC double-glazed front window, wood flooring, and a radiator, making it ideal as a formal dining room, study, or second sitting area.

Cloakroom





A well-appointed downstairs cloakroom fitted with a wash hand basin and WC, both with tiled surrounds. Features include wood flooring and an extractor fan.

Lounge

22' 1" x 11' max (6.73m x 3.35m max)

This spacious and inviting living room benefits from UPVC double-glazed French doors opening onto the front garden, a log-burning stove set within a recessed fireplace, recessed shelving, fitted carpet, vertical and standard radiators. The room flows seamlessly into the open-plan family and breakfast area.

Family / Breakfast Room

25' 1" x 10' 6" (7.65m x 3.20m)

Running across the rear of the property, this stunning open-plan space is bathed in natural light thanks to two Velux roof windows, full-height feature windows, and two sets of French doors—one opening onto the rear lawned garden and the other onto a paved sun terrace. Ideal for modern family living and entertaining.

Kitchen

8' 11" x 11' (2.72m x 3.35m)



Open to the family/breakfast room yet cleverly designed to maintain a sense of separation, the kitchen features a range of wall and base units, granite worktops with matching upstands and glass splashbacks, and a stainless steel inset sink. High-quality integrated appliances include a Miele microwave, standard oven, integrated dishwasher, and a 5-ring gas hob with stainless steel extractor hood. There's also space for an upright fridge/freezer, a larder cupboard, a ladder radiator, and wood flooring throughout.

Utility Room

7' x 4' 7" (2.13m x 1.40m)

Located just off the kitchen, the utility room is fitted with additional wall and base units, a worktop with stainless steel sink, and space/plumbing for a washing machine and dryer. It features wood-effect flooring, internal access to the garage, and an external door to the side of the property for easy outdoor access.

First Floor Landing

A spacious, carpeted landing with radiator, offering access to all bedrooms and the family bathroom. A hatch provides entry to the loft, which is fully insulated, boarded, and equipped with a pull-down ladder ideal for additional storage.



Master Bedroom

16' 8" x 10' 3" (5.08m x 3.12m)

A generous principal bedroom with some restricted head height to the sides. Features include a vast range of built-in wardrobes and drawers, UPVC double-glazed windows to both the front and rear, fitted carpet, radiator, and access to a private en-suite shower room.

En- Suite

Beautifully appointed with a fully tiled walk-in shower, his and hers vanity sinks, a push-button WC, and chrome ladder-style radiator. Finished with tiled walls and flooring, Velux window for natural light, and two built-in storage cupboards.

Bedroom Two

15' 1" x 12' 7" (4.60m x 3.84m)

A spacious double bedroom with UPVC double-glazed window to the front and a wooden Velux window to the rear. Includes built-in wardrobes, radiator, and fitted carpet. Some restricted head height to the sides.



Bedroom Three

12' 7" x 11' 10" max (3.84m x 3.61m max)

A bright bedroom with a large UPVC double-glazed window overlooking the rear garden and an internal window offering views over the family/breakfast room below. Includes a fitted cupboard, radiator, and carpeted flooring.

Bedroom Four

10' 6" x 12' 7" (3.20m x 3.84m)

Another well-proportioned bedroom featuring a large double-glazed window to the front, fitted wardrobes and cupboards, a radiator, and wooden flooring. An internal obscure-glazed panel adds light from the landing.

Family Bathroom

Well-fitted with a panelled bath and overhead shower, vanity unit with wash hand basin and WC, chrome ladder-style radiator, fully tiled walls and flooring, and a wooden Velux window for natural light.

Exterior

To the front, the property is approached via a gravel driveway providing ample parking for multiple vehicles. Mature shrubs and a boundary wall offer privacy and

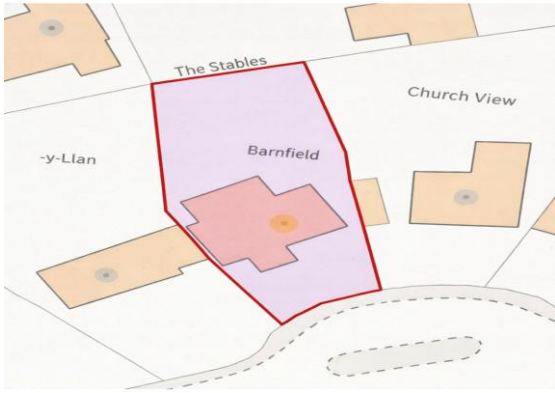
curb appeal, with an area of lawn adding a touch of greenery. The garage is accessed via an up-and-over door, and an EV charging point is conveniently located for electric vehicle users.

The rear garden enjoys a desirable southerly aspect and offers excellent privacy. It is mainly laid to lawn, bordered by mature trees, hedgerow, and boundary walls. A raised terrace—refurbished in 2020—provides an ideal space for outdoor dining or entertaining while overlooking the garden. A garden shed offers practical storage, and side access connects the front and rear of the property.

Garage

18' 2" x 10' 4" (5.54m x 3.15m)

With power and lighting, housing the boiler (installed in 2018 and serviced annually). An internal door leads directly into the utility room, adding to the property's overall convenience and functionality.



01446 772857

enquiries@pablack.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

