

VALE OF GLAMORGAN

Upper Porthkerry Farm

A Grade II listed thatched farmhouse, dating back to the 1600s

OFFERS IN THE REGION OF £900,000

DAWN TAYLOR

eXp | LUXURY



INTRODUCING

A rare piece of Vale of Glamorgan history

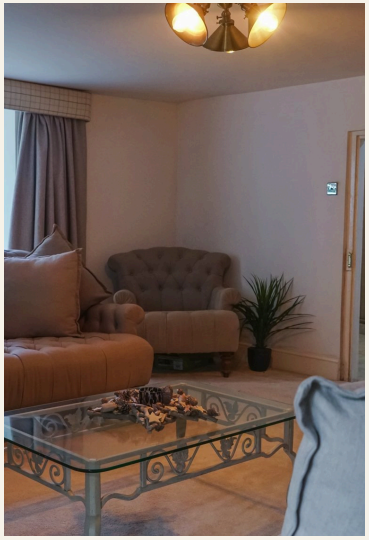
A stunning Grade II listed, water-reed thatched farmhouse dating back to the 1600s. Upper Porthkerry Farm keeps a wealth of period features and heritage while balancing comfortable modern living. It sits within beautiful wrap-around gardens with far-reaching views over the neighbouring countryside and Porthkerry viaduct, close to local amenities and transport links, and in the catchment for South Point Primary and Cowbridge Comprehensive schools.

KEY FEATURES

- Grade II listed water-reed thatch, dating to the 1600s
- Five double bedrooms, three with en-suites
- Covered, heated swimming pool, hot tub and sauna
- Electric gates and parking for up to eight cars
- Approx. 279.3 sq m (3,006 sq ft)
- Three reception rooms and a bespoke farmhouse kitchen
- Detached coach house with kitchenette and shower room
- Private clubhouse with cinema room and bar
- Views over the countryside and Porthkerry viaduct
- Freehold · Council tax band G · EPC D







A DIFFERENT PACE OF LIFE

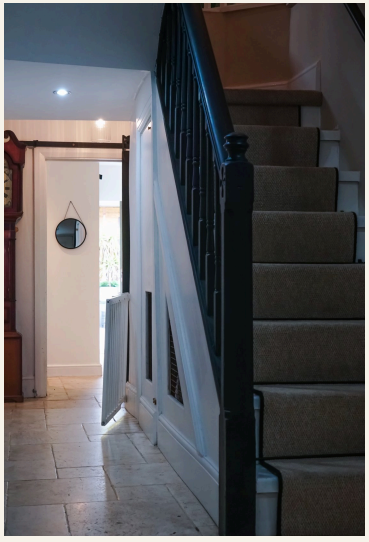
Character in every corner

Original beams, a grand inglenook fireplace and a 500-year-old stable door sit alongside a handcrafted kitchen, generous bedrooms and leisure facilities most homes can only dream of.

Long summer evenings by the pool, winter nights by the fire, film nights in the private cinema: this is a home that changes with the seasons and makes the most of every one.







GROUND FLOOR

Living Room

5.07m x 7.23m (16'8" x 23'9")

Bright and welcoming, the living room is full of history: a large period inglenook fireplace, exposed beams reclaimed from a shipwreck and a 500-year-old stable door.

Entrance Hall

Entered through a partially glazed solid wood door, the welcoming hallway has blue Pennant stone and travertine tile flooring, and leads into elegant and versatile living spaces.







GROUND FLOOR

Sitting Room

5.24m x 4.84m (17'2" x 15'11")

A calm, comfortable room with carpeted flooring, a central feature fireplace and French doors opening onto the garden.

Dining Room

5.07m x 3.34m (16'8" x 10'11")

An original wooden floor, exposed wooden beams and a second set of French doors out to the garden make this a characterful room for entertaining.



GROUND FLOOR

Kitchen

4.45m x 4.67m (14'7" x 15'4")

The bespoke farmhouse kitchen is a real standout, handcrafted by the current owner in soft French grey. A curved central island and solid oak work surfaces sit on travertine tile flooring, with a large pantry cupboard, a double-bowl Belfast sink with water filter, and high-quality appliances including a Rangemaster cooker and two dishwashers.

Breakfast Area

4.30m x 2.46m (14'1" x 8'1")

Adjoining the kitchen, with an original meat slab counter, travertine flooring and a cupboard housing the Salus combi boiler.

Utility Room

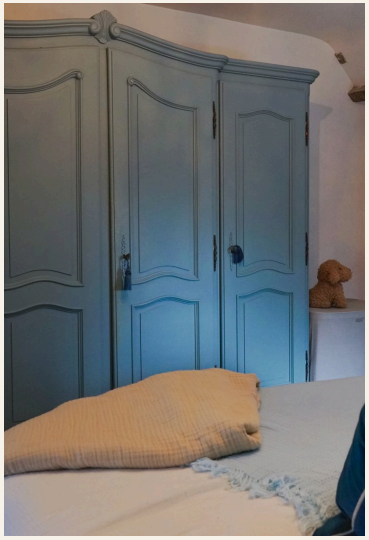
Fitted units with a wooden work surface, space and plumbing for freestanding appliances, a stainless steel sink and a door to the rear courtyard.

Boot Room

Built-in units to match the kitchen, an integrated floor-to-ceiling fridge freezer, and access through to the coach house.

Shower Room

A three-piece white suite with travertine tile flooring, serving the ground floor.





FIRST FLOOR

Bedroom One

5.24m x 4.26m (17'2" x 14')

Elevated views over Porthkerry viaduct, original beams and a secret door to a double-height en-suite with a freestanding roll-top bath.

Bedroom Three

4.44m x 4.36m (14'7" x 14'4")

Dual aspect, with original wood flooring, fitted wardrobes, a feature fireplace, exposed beams and an en-suite.

Bedroom Two

5.07m x 3.34m (16'8" x 10'11")

Countryside views, decorative panelling, a large walk-in wardrobe and an en-suite with vanity unit and generous storage.

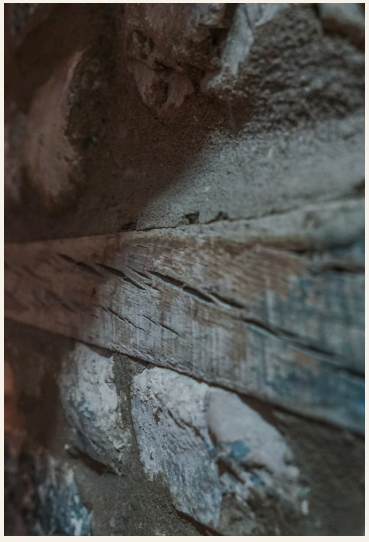
Family Bathroom

A freestanding cast-iron slipper bath adding a touch of vintage elegance, a bespoke vanity unit and decorative wall panelling.



Porthkerry's pebble beach, close by





FIRST FLOOR · COACH HOUSE

Bedroom Four

3.29m x 2.95m (10'10" x 9'8")

A further double bedroom.

Landing

Split-level, with exposed beams, decorative panelling and bespoke fitted storage.

Bedroom Five

2.95m x 3.18m (9'8" x 10'5")

A further double bedroom, ideal as a home office.

Coach House

A versatile space for a gym, studio or extra entertaining, with a kitchenette, a recessed reception area, a mezzanine level and its own shower room.





OUTSIDE

Outdoor living, all year round

Electric gates open onto a sweeping driveway with parking for up to eight cars, a detached wooden garage and the coach house beyond.

The wrap-around gardens are made for relaxing and entertaining, with panoramic views across the Vale countryside.

FOR LIVING WELL

- Covered, heated swimming pool
- Large decked terrace and sunken seating area
- Courtyard with hot tub and sauna
- Private clubhouse with cinema room and bar
- Detached coach house and wooden garage



THE SETTING

More than a beautiful house

Upper Porthkerry Farm enjoys far-reaching views over open countryside and the Porthkerry viaduct, with the woodland walks and pebble beach of Porthkerry Country Park close by.

Set within beautiful wrap-around gardens, the house offers a real sense of peace and privacy, yet local amenities and transport links are close at hand. It is also in the catchment for South Point Primary and Cowbridge Comprehensive schools.

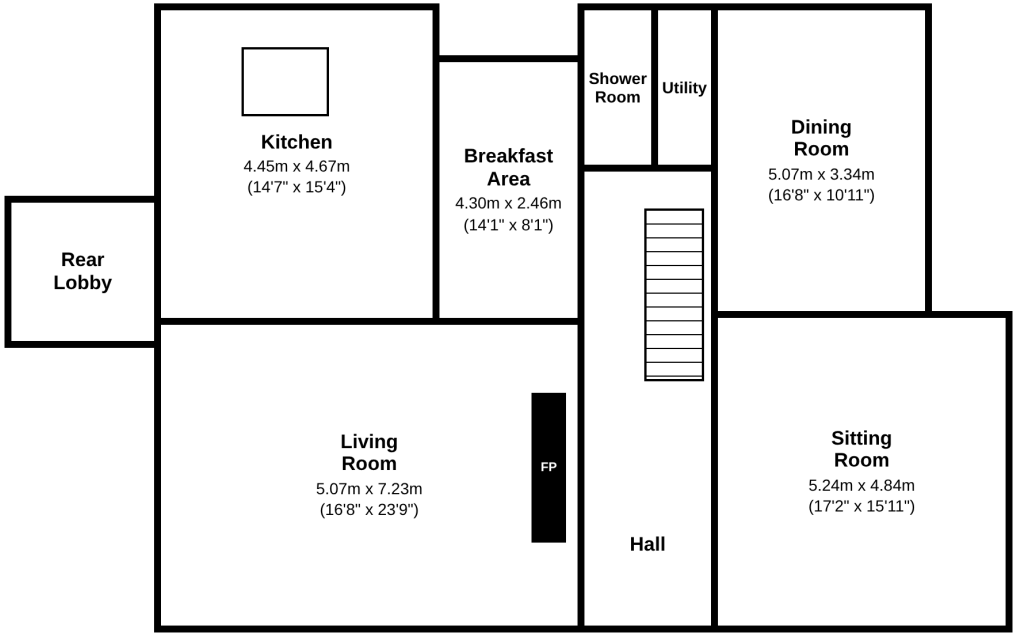
Whether relocating, upsizing or seeking somewhere truly special, Upper Porthkerry Farm offers a rare chance to own a piece of Vale of Glamorgan history.

THE ACCOMMODATION

Floorplan

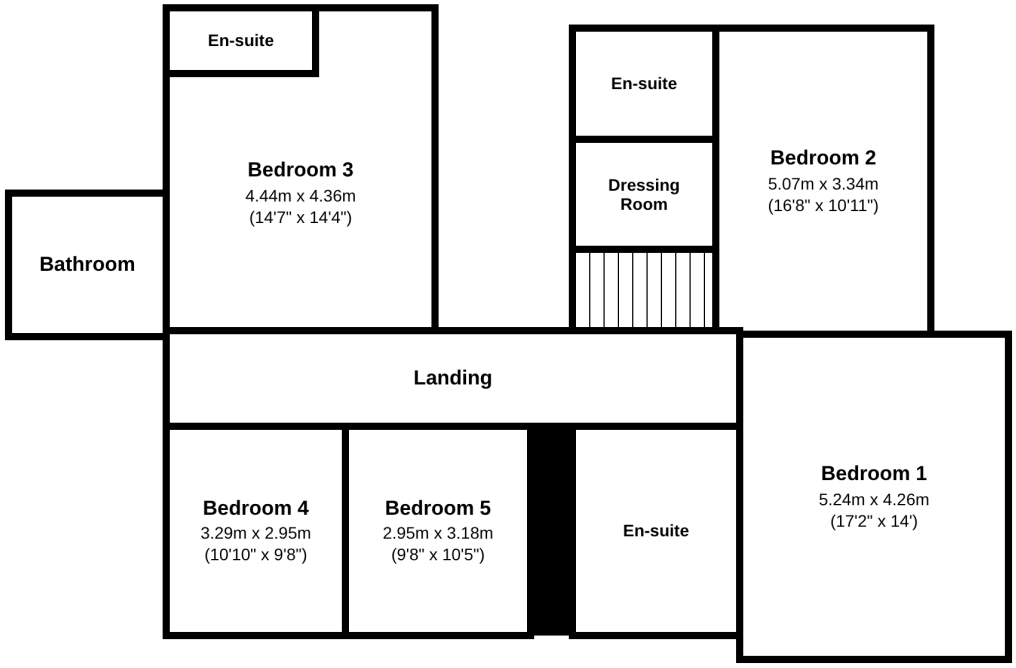
GROUND FLOOR

Approx. 146.5 sq. metres (1577.2 sq. feet)



FIRST FLOOR

Approx. 132.8 sq. metres (1429.1 sq. feet)



GROUND FLOOR	FIRST FLOOR	TOTAL
146.5 sq m · 1,577 sq ft	132.8 sq m · 1,429 sq ft	279.3 sq m · 3,006 sq ft

ADDITIONAL INFORMATION

TENURE
Freehold

COUNCIL TAX
Band G

EPC RATING
D

FLOOR AREA
3,006 sq ft

SCHOOLS
Catchment for South Point Primary and Cowbridge Comprehensive

PRICE
Offers in the region of £900,000

Some homes impress with their accommodation, others captivate with their history. Upper Porthkerry Farm does both.

PRIVATE VIEWINGS

Come and see it for yourself

As your personal estate agent, I'm not tied to high street opening hours. I'm available evenings and weekends, so you can view together at a time that suits you. With more than 35 years in property, I'll look after you personally from your first viewing through to completion.

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These particulars are a guide only and do not form part of any offer or contract. Measurements, floor areas and the floorplan are approximate and for illustration only. Services, fittings and appliances have not been tested. Buyers should check all information with their own advisers before proceeding.