



**hrt**  
herbert r thomas

**Sutton Barns, Llandow, CF71 7PA**

The Vale of Glamorgan

Guide Price **£475,000**

## Sutton Barns, Llandow

From our Cowbridge office, travel in a Westerly direction, at the top of Westgate turn left onto the Llantwit Major Road. Follow this road passing to the new development turning left at the T junction towards Llantwit Major. Follow this road to the Nash T junction, turn left towards Llantwit Major. Travel a short distance, turning second right towards 'Top Stack' and 'The Place For Homes'. Turn left immediately before 'The Place For Homes', past the commercial greenhouses on your right hand side, drive straight on over railway bridge, follow the track where you will reach Sutton Barns.

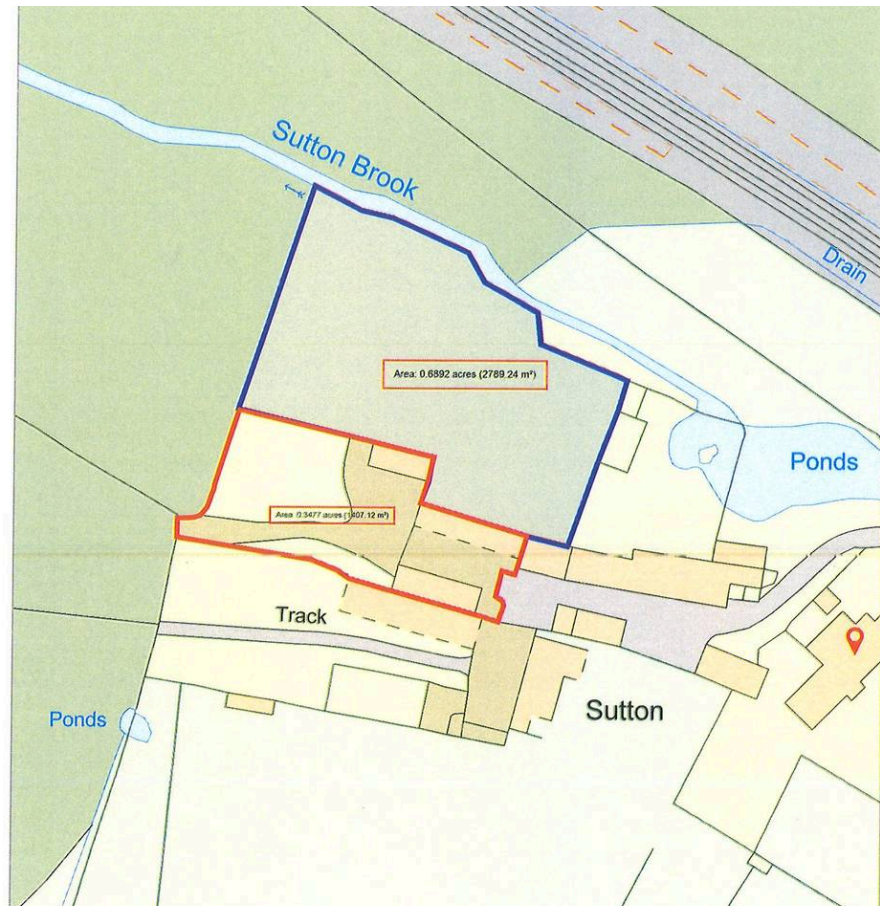
Three furnished holiday cottages in converted stone barns with parking, lawn, and extra barn (potential to convert, STPP) on 0.34 acres in a rural setting. Paddock available separately.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Range of converted stone barns currently providing three fully furnished and equipped holiday let units in a beautiful rural setting, together with parking, lawned area and a further stone barn. The property offers potential as a rural enterprise opportunity (subject to relevant planning consents). Note proposals must meet relevant policies of the Vale of Glamorgan LDP and the Council will favour reuses which can make a positive contribution to the rural economy, such as rural enterprises, farm and craft shops, small scale commercial and light industrial enterprises, or tourism and recreation facilities under policy MD11'.

#### Poppy Cottage

Panelled entrance door to open plan LIVING SPACE, full length timber framed window to courtyard, double glazed Velux window to rear, timber effect floor. Open plan to KITCHEN, cream 'Shaker' style base and wall cupboards with timber effect roll top worksurfaces, integrated single oven, ceramic hob, extractor and dishwasher, free standing washing machine and fridge freezer to remain. High pitched and beamed ceiling, airing cupboard with pressurised hot water tank. Cottage style braced doors with latched handles to double BEDROOM, timber flooring, double glazed french doors to courtyard, pitched and beamed ceiling. SHOWER ROOM, timber effect floor, modern white suite including pedestal basin with tiled splashback, low level flush WC and modern walk in shower with fixed screen and mains shower attachment, heated towel rail, pitched and beamed ceiling with Velux window.

#### Snowdrop Cottage

Open plan LIVING/ KITCHEN/ DINING SPACE, vaulted double height ceilings, exposed beams, pendant chandelier light, LVT vinyl flooring throughout with glazed windows, door to courtyard and high-level Velux window. KITCHEN with 'Shaker' style units, wood effect worksurfaces and splashback, inset electric oven, ceramic hob over, stainless steel sink with mixer tap and drainer, provision for white goods with freestanding fridge freezer. Airing cupboard.

BEDROOM ONE, wood effect floor, part pitched ceiling with exposed beams and pendant lights, integrated double wardrobe, double doors opening to front courtyard. BEDROOM TWO, part pitched ceiling with exposed beams, pendant lights, built-in double wardrobe with view to countryside beyond. SHOWER ROOM, LVT flooring, low-level WC with matching ceramic pedestal, wash hand basin, wall mounted heated towel rail, fully enclosed double shower enclosure, sliding glass and chrome door, exposed beams, part pitched roof, and Velux, roof lights and wall mounted spotlights.

#### Ash Tree Cottage

Timber entrance door to open plan LIVING SPACE, timber effect floor, lounge dining space with double glazed windows to front elevation, beamed ceiling with recessed lighting, wall mounted electric heater. KITCHEN, range of Shaker style base and wall cupboards, roll top work surface and inset stainless steel sink and drainer. Integrated appliances include single oven, ceramic hob, extractor and dishwasher with free standing washing machine and fridge freezer to remain. Oak doors with latched handles to double BEDROOM, timber effect floor, double glazed window to front elevation, beamed ceiling, Velux window. SHOWER ROOM, white low level WC, pedestal wash hand basin with tiled splashback, quadrant shaped shower cubicle with glazed entry door and mains shower attachment, heated towel rail.

In addition to the three converted units, there is a further STONE BARN (52'8" x 15') offering potential for conversion (subject to planning) and presently provides four parking spaces and a STORAGE/ UTILITY ROOM (10' x 8'2"), fitted base cupboards, sink and tumble dryer with storage cupboards and CLOAKROOM, low level WC and wash hand basin off.

Outside, the property is accessed via a private road which sweeps past Sutton Manor with timber double gates leading into a courtyard area. Beyond this is a further gravelled sweep which provides additional parking and beyond this is a substantial lawned area with views over surrounding rolling countryside. The site is shown edged red and extends to approximately 0.34 acres.

An adjacent paddock to the rear of the converted barns houses the bio-digester treatment plant for which a permanent easement will be provided. Alternatively, this paddock, shown edged blue, extending to approximately 0.68 acres is available to purchase by separate negotiation.



**Poppy Cottage**



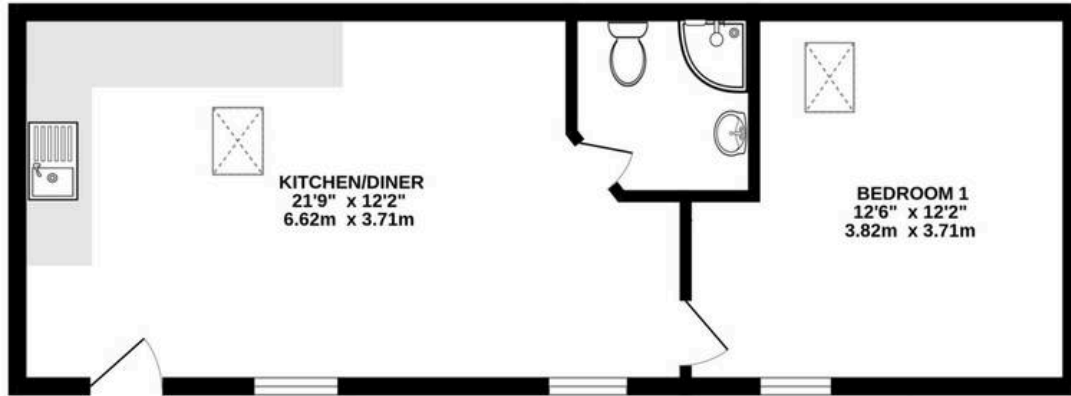
**Snowdrop Cottage**



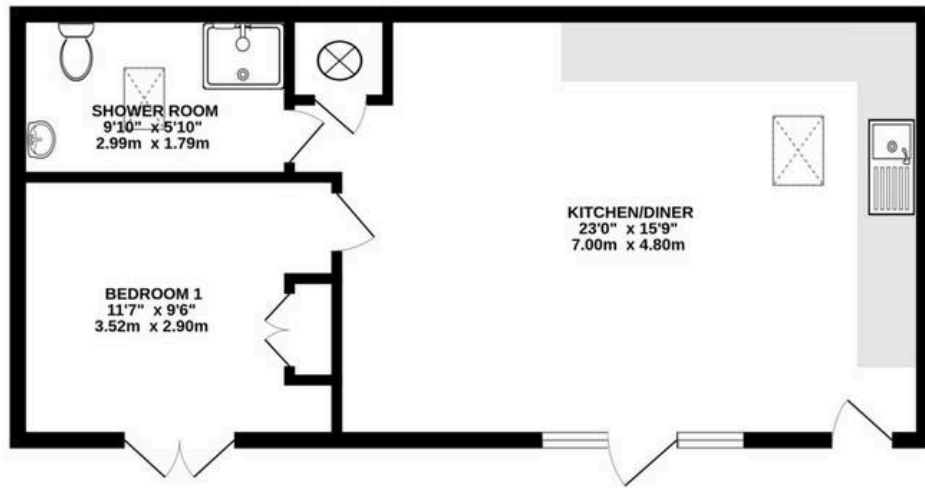
**Ash Tree Cottage**



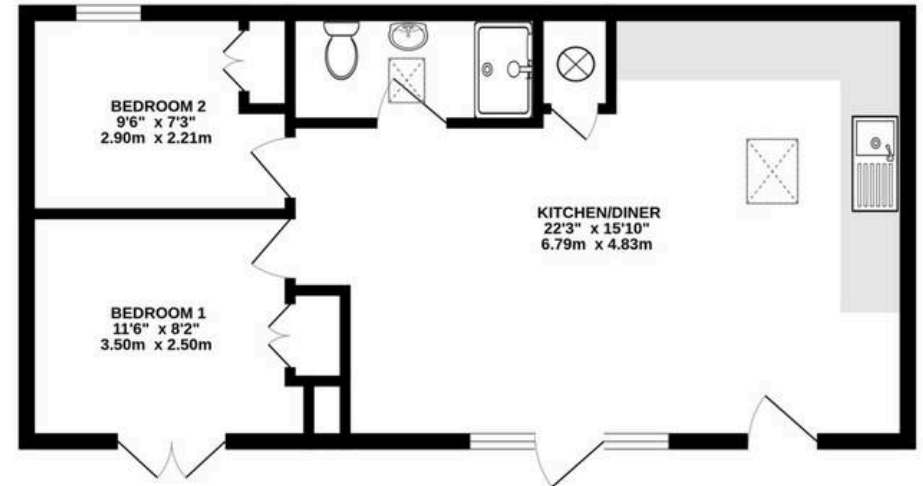
Ash Tree Cottage



Poppy Cottage



Snow Drop Cottage







## Herbert R Thomas

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