

The Old Barn, Llandough,
Nr Cowbridge, CF71 7LR

Watts
&Morgan



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Guide Price £670,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms
0.3 Acre Plot

A delightful, stone barn conversion located in an enviable position overlooking beautiful countryside in Llandough. Within close proximity to the market town of Cowbridge with all its amenities, restaurants and schools.

Over 1,300 sq ft of accommodation to include; central entrance hall, lounge with patio doors opening to the gardens and vaulted ceiling, and an impressive open plan kitchen-dining room with exposed ceiling beams and its own private courtyard. Three double bedrooms, an en-suite and family bathroom.

Private gardens and grounds totalling a third of an acre to include; south-facing mature sloping field, paved areas and separate enclosed courtyard. Also, parking for several vehicles.

No ongoing chain. EPC Rating; E.

Directions

Cowbridge Town Centre – 2.0 miles

Cardiff City Centre – 14.0 miles

M4 Motorway – 9.4 miles

Your local office: Cowbridge
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Summary of Accommodation

SITUATION

The property is located just outside the very desirable village of Llandough, and is sited in fine countryside in the Thaw River Valley. This area has been designated as a Special Landscape Area (SLA) which is protected, and where the property enjoys open countryside views to include a wooded river valley to the front elevation, and open farmland to the rear. It is situated within a stones throw from the historic market town of Cowbridge and its excellent shops, restaurants and both primary and secondary schools. Cardiff (14 miles) has all the facilities of an important capital city including Culverhouse Cross Retail Park (9.4 miles).

ABOUT THE PROPERTY

From its central entrance door, the main hallway spans the width of the property and has timber doors leading to all reception rooms and bedrooms, with exposed stone walls, deep siled windows and vaulted ceiling beams.

The generous lounge is located to one side of the barn with a superb vaulted ceiling, pine floorboards, exposed beams and is therefore a light and airy reception space. Offering a dual aspect with double doors opening onto the paved terrace which enjoys beautiful countryside views over the grounds and further beyond.

To the opposite side of the barn is the heart of the home - the kitchen/dining room fitted with a range of cream shaker-style wall and base units with royal blue central island, with butchers-block solid surfaces. The central island has a large Belfast sink with plumbing for an appliance. There is a freestanding Range cooker to remain with 5-ring gas hob, large double oven and grill and integral dishwasher. This room also benefits from a vaulted ceiling with beams, beautiful exposed stone wall and flagstone flooring. Timber doors open onto a sheltered courtyard with original high stone walls and a gate leads onto the country lane. Within the kitchen, a storage cupboard houses the LPG-gas fired ‘Worcester’ boiler and also a stable door leads out to the front of the property.

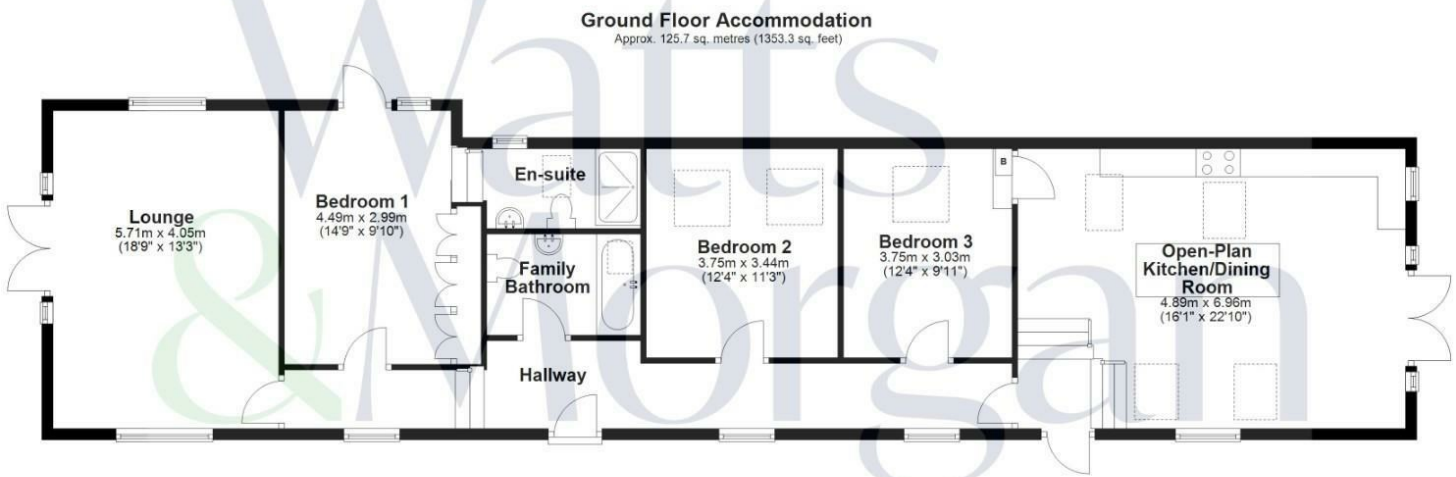
The Old Barn presents three double bedrooms; two of these rooms share use of the 3-piece family bathroom which is fitted with a white suite to include a shower over bath. Bedroom one has its own en-suite shower room with double shower enclosure. This bedroom also has the benefit of its own access out onto the rear south-facing patio offering a lovely view over the surrounding countryside.

GARDENS AND GROUNDS

Occupying a generous mature plot totalling 0.3 acres, surrounded by Vale countryside. To include several mature trees, sloping lawn and timber storage shed to remain. A paved terrace surrounds the property with original stone wall, and an enclosed courtyard can be accessed from the kitchen. There is a large shingle driveway provided off-road parking for 3/4 vehicles.

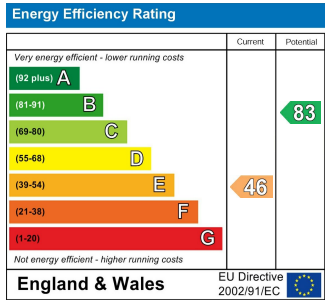
ADDITIONAL INFORMATION

Freehold. LPG-gas fired central heating. Council Tax Band tbc.





Total area: approx. 125.7 sq. metres (1353.3 sq. feet)



Scan to view property

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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