



Tafarn Bach Farm, Treerhyngyll, Cowbridge, CF71 7TN

The Vale of Glamorgan

Fixed Price **£1,450,000**

Tafarn Bach Farm

From our Cowbridge offices travel in an easterly direction up the High Street to the traffic lights. Turn left at the traffic lights and follow this road through Aberthyn. On leaving Aberthyn take the first turning left, follow this road for approximately 3/4 of a mile where Tafarn Bach Farm lies on your left hand side.

What3Words: crunch.allowable.eyelid

Exceptional four-bedroom country home with full planning permission to extend, set in landscaped gardens positioned on the edge of Trehyngyll, just minutes from the historic market town of Cowbridge.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Tavern Bach is an exceptional detached four-bedroom family home, occupying an enviable edge-of-village position in the highly sought-after **Trehyngyll**, just minutes from the renowned market town of **Cowbridge**. Offering a rare blend of **privacy, space and accessibility**, the property is ideal for those seeking a rural lifestyle without compromise. Approached via **stone-pillared timber double gates**, a sweeping gravel driveway provides ample parking and an immediate sense of arrival. An oak entrance door opens into a welcoming hallway with the main staircase rising to the first floor. At the heart of the home is a spacious **L-shaped family room**, formerly the dining room, finished with oak flooring and an internal glazed screen. This room enjoys southerly views across the land, creating a strong connection between house and countryside.

Off the hallway is an elegant **formal living room**, filled with natural light from three elevations and centred around a wood-burning stove, offering a cosy retreat for winter evenings.

Double doors from the family room open into an impressive **open-plan kitchen, dining and sitting room**, designed for modern family living and entertaining. Two sets of triple-paned sliding doors lead onto a raised natural stone terrace with glazed balustrading, enjoying panoramic southerly views. Overhead rooflights further enhance the sense of light and space.

The contemporary kitchen features an extensive range of shaker-style units, a large central island with Spa worktops and inset one and a half bowl sink, and integrated appliances including a double oven, microwave, warming drawer, induction hob with vented extractor and dishwasher.

Adjoining is a **utility room** with matching cabinetry, stainless-steel sink, space for laundry appliances and a side access door. A **cloakroom** completes the ground floor.

To the front of the house is a **study with rural outlook**, incorporating a secondary staircase leading to an annexed bedroom suite; ideal for guests, older children or home working with independence.

Bedroom Accommodation

The first-floor landing includes a linen cupboard and provides access to three bedrooms and the family bathroom. The **principal bedroom** is a generous double room with magnificent southerly views and a well-appointed **en-suite shower room**. **Bedrooms two and three** are also comfortable doubles, enjoying open countryside views and served by a contemporary **family bathroom**. **Bedroom four**, accessed via the secondary staircase, forms a self-contained guest or annexed suite with its own **en-suite shower room**.

Gardens & Land

To the rear lies a large **south-facing garden**, mainly laid to lawn with mature trees and shrubs. A natural stone terrace with glass balustrading wraps around the rear of the house and extends to a further paved area, where a sauna and outdoor hot tub are available by separate negotiation.

Location & Lifestyle

Despite its peaceful rural setting, Tavern Bach is just **two miles from Cowbridge**, renowned for its excellent schools, boutique shops, cafes, restaurants and sports facilities. **Cardiff lies approximately 13 miles to the east**, offering easy access to major transport links, cultural attractions and employment centres.

Planning Permission & Significant Potential

Full planning permission (application **2024/00563/FUL**) has recently been granted, offering a rare opportunity to enhance the property. Consent includes a **two-storey extensions**.

An extension to the main living room and principal bedroom suite. A second extension enlarging the kitchen/dining area and creating a substantial guest suite with dressing room

The approved extensions total approximately **71 sq m**. Copies of the plans are available on request.

Additional Information

A public footpath runs along the northern boundary, with a second footpath currently being diverted to the southern boundary, away from the house.

Additional land and outbuildings available via separate negotiation.





GROUND FLOOR
1527 sq.ft. (138.4 sq.m.) approx.



1ST FLOOR
830 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 2358 sq.ft. (219.07sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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