
Prisk Farm, Prisk,
Nr Cowbridge, Vale Of Glamorgan, CF71 7TJ
Watts
&Morgan


© South Wales

# Prisk Farm, Prisk,

Nr Cowbridge, Vale Of Glamorgan, CF71 7TJ

## Guide price: £1,950,000 Freehold

4 Bedrooms | 3 Bathrooms | 4 Reception Rooms

A spectacular and welcoming family home with gorgeous views set in gardens and grounds of about approaching 4.5 acres. Prisk Farm is nestled in the stunning countryside of the Vale of Glamorgan, offering character living with a modern touch located a couple miles from Cowbridge and within easy reach of Cardiff.








Directions

Cowbridge Town Centre – 2.4 miles

Cardiff City Centre – 12.1 miles

M4 J34 Miskin – 5 miles

Your local office: Cowbridge
T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk







# Summary of Accommodation

## About the property

Prisk Farm is at its heart a 16th Century farmhouse that has over recent years been completely refurbished to the highest possible standard. Great care was taken to enhance the period features such as original beams, stone staircase, bread ovens and the thick stone walls that grace properties of this period. Overall there is an air of a French country farmhouse with Georgian windows contrasting against the stonework. The house is dominated by the impressive hall with spectacular staircase, French limestone fireplace and stunning wall mural by Welsh artist Gill Nontha. The limestone floors lead through to the drawing room with a wood burning stove and original beams, whilst the family room beyond has patio doors opening onto the walled garden. This side of the house, with its cloakroom and boot room, has been designed to be a self-contained annex if ever required. The Chalon-designed hand painted kitchen includes a four-oven AGA, a kitchen island and is a treat to be in. This opens through to the Orangery that is both an additional dining room and sitting area. Cloak rooms and utility rooms are off.

Upstairs there is an oak-floored landing which leads to a stunning master bedroom suite with dressing rooms, an elegant wet room in limestone, and other secrets. There are three further bedrooms (one en suite) and a third bathroom. A fully decorated and carpeted loft room is above.

## Gardens and grounds

The property is bordered by gardens and grounds both to its north and south, in total about 4.5 acres. From the village green, a gated entrance opens on to a sweeping gravelled drive and parking area - to the northern side of Prisk Farm - with an antique, reclaimed well head to the centre. It skirts past a large lawn leading, in turn, onto a paddock of approaching 3.5 acres. The sunny, south facing rear garden is enclosed by stone boundary walls, this sheltered space including lawns, flagstone-paved terraces, trellising and fruit trees. A hot tub is to remain and included in the sale price.



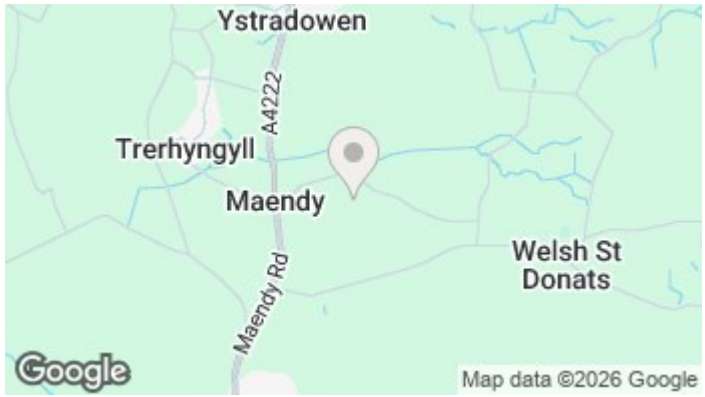

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

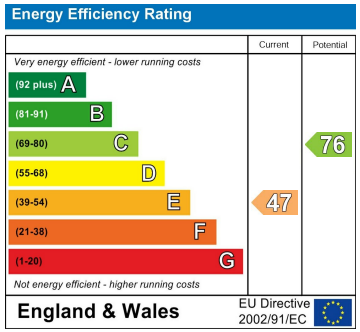
## Additional land and buildings

To the west of the house are a series of traditional stone and modern farm buildings, the former having been partially converted into a lovely house with stunning views. There are three paddocks totalling in all about 7½ acres. This could be made available by separate negotiation.

## Additional Information

Freehold. Mains water and mains electricity connect to the property. Private drainage. Oil-fired central heating. Alarm and CCTV systems to remain. Council tax: Band H
The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. Only those items mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, etc are specifically excluded but may be made available by separate negotiation.
Strictly by appointment.




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