



Longacres, Treoes CF35 5DH

The Vale of Glamorgan

£775,000

## Longacres

From our Cowbridge offices travel in a Westerly direction up the High Street filtering onto the A48 heading towards Bridgend. Drive past Pentremeyrick, turning right signposted Treoes. On entering the village drive past 'The Star' (on your left hand side) taking the next turning left onto Park Newydd where Longacres lies on your right hand side.

Well-presented detached five-bedroom barn conversion with extensive parking and garaging, lawned gardens and outdoor swimming pool in a conveniently located Vale village.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Panelled composite front door opens into a welcoming **porchway** with limestone tiled floor and pitched, beamed ceiling, leading through a part-glazed internal door into the **central hallway**. From here rises the principal quarter-turn staircase to a gallery landing above. The hallway features timber-effect Karndean flooring and an oak-framed glazed door opening into the cloakroom, which also provides coat-hanging space and houses the modern Worcester Bosch gas central heating boiler. The **cloakroom/WC** is fitted with a contemporary white suite, vanity cupboard, chrome heated towel rail and ceramic tiled floor and lower wall elevations.

The accommodation includes three well-proportioned reception rooms. The main **living room** is particularly generous, featuring a natural stone chimney breast with a high-quality real flame-effect electric fire, Karndean flooring and wall and ceiling lighting. Oak double doors open from the hallway into the **formal dining room** with oak flooring, while a separate and very comfortable **sitting room** enjoys a wood-burning stove set within a natural stone surround, a bay window overlooking the front garden, and sliding patio doors opening to the rear garden and swimming pool.

The **spacious kitchen/breakfast room** is fitted with a range of cream Shaker-style base and wall units with marble-effect work surfaces, inset 1½-bowl sink, ceramic tiled flooring and a full range of integrated appliances including Bosch oven and microwave, gas hob with extractor, dishwasher and integrated fridge. A connecting door leads through to a **large and practical utility room** providing additional storage, matching worktops, stainless steel sink and space for further appliances. From here, a **secondary staircase** rises to the first floor, with a useful understairs storage cupboard.

The **bedroom accommodation is thoughtfully arranged**. From the principal staircase, a light and spacious landing with Velux roof windows provides access to three bedrooms and the family bathroom. The **principal bedroom** features a pitched and beamed ceiling, extensive fitted wardrobes and cupboards, and an **en-suite shower room** with mosaic-tiled enclosure, electric shower, vanity unit and heated towel rail. **Bedrooms two and three** are both doubles with exposed beams and built-in wardrobes, one enjoying a window seat overlooking the rear garden. The **family bathroom** is fully tiled and fitted with a freestanding double-ended bath, vanity basin, WC and separate shower cubicle with mains shower.

The second staircase leads to a further landing serving **bedroom four**, a double room with built-in wardrobes and aspects to both front and rear, and **bedroom five**, a smaller single room currently ideal as a home office or study. These rooms are served by an independent **shower room**, making this area particularly well suited for guests or older children.

Externally, the property is approached through a **natural stone front boundary wall** with timber entrance gate opening onto a driveway and lawned front garden with mature planting. There is access to a **stone-built workshop/store**, and the driveway continues to the rear, leading to a **detached double garage** in a coach-house style. The garage is fully insulated and cavity built, with an electric up-and-over door and internal staircase rising to a **hobby room or home office**, featuring laminate flooring, pitched ceilings and Velux windows.

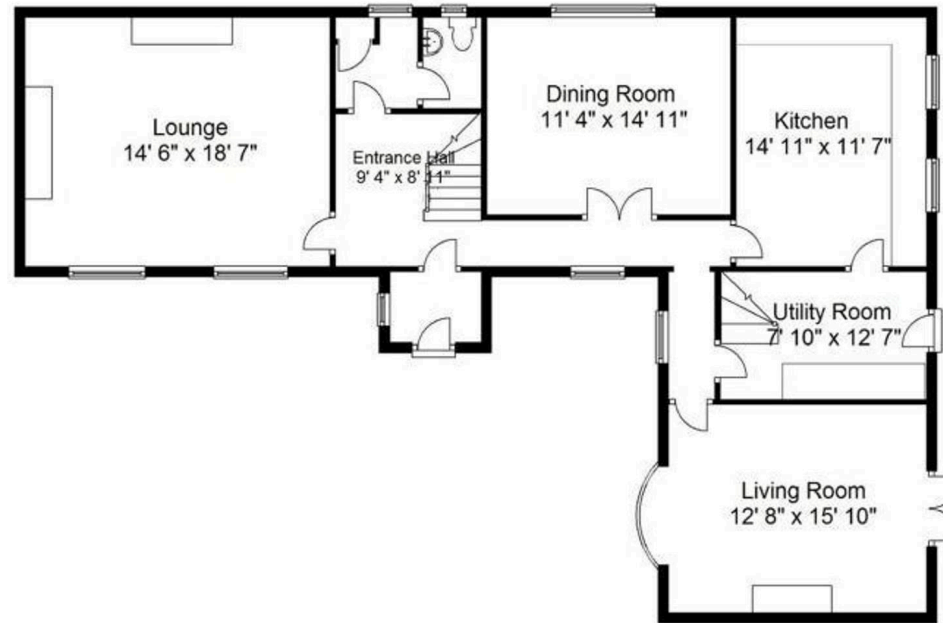
The **rear gardens** are a real highlight, combining shaped lawn, paved seating areas and well-stocked flower and shrub borders. A further enclosed area incorporates a summer house, raised beds, greenhouse and a **well-maintained outdoor swimming pool** with filtration system and new liner, providing an outstanding space for relaxation and entertaining.



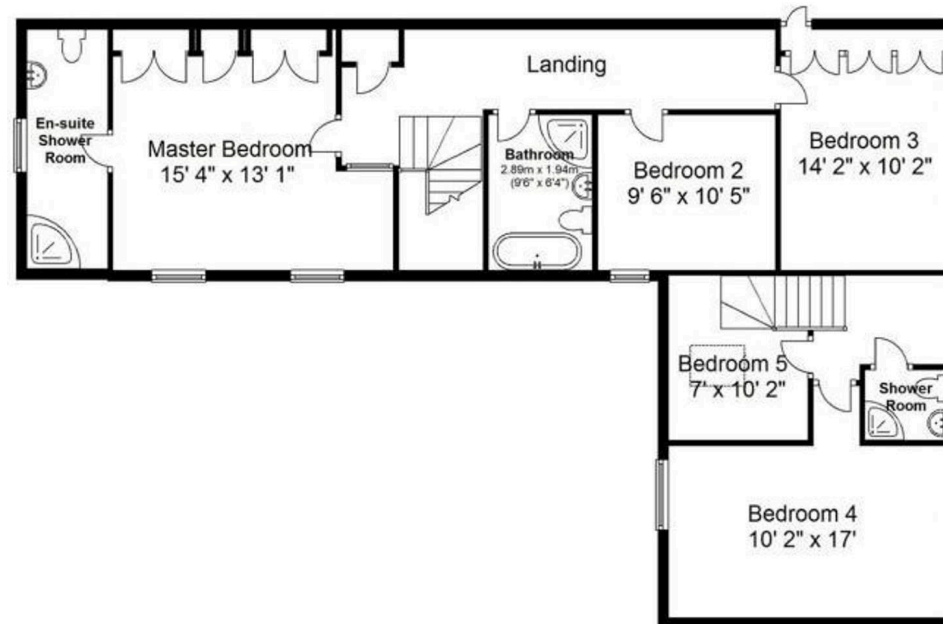
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**Ground Floor**  
Approx. 109.6 sq. metres (1180.2 sq. feet)



**First Floor**  
Approx. 108.6 sq. metres (1169.5 sq. feet)



Total area: approx. 218.3 sq. metres (2349.7 sq. feet)





## Herbert R Thomas

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