



Yr Ysgubor

Llandow, Nr Cowbridge, Vale of Glamorgan, CF71 7PX

Watts
& Morgan



Yr Ysgubor, Llandow,

#Nr Cowbridge, Vale of Glamorgan, CF71 7PX

Guide price: £1,150,000 Freehold

4 Bedrooms | 3 Bathrooms | 4 Reception Rooms

A quite delightful barn conversion most skilfully configured to create this spacious family home located a short distance from Llandow Village and within a few miles of Cowbridge Town. The most impressive accommodation includes: lounge, dining room, superb kitchen opening to south facing patio. Also study, garden room, pantry and laundry room. Principal bedroom with dressing area and en suite shower room; second en suite guest bedroom with adjacent sitting area (can potentially be used as an annex) and two further bedrooms both flanking a contemporary bath room. Surrounding landscaped gardens and grounds of close to 3/4 of an acre including ample parking, detached double garage, lawns and a sizeable deck overlooked by a summer house.

Directions

Cowbridge Town Centre – 4.3 miles

Cardiff City Centre – 17.4 miles

M4 J35 Pencoed – 8 miles

Your local office: Cowbridge

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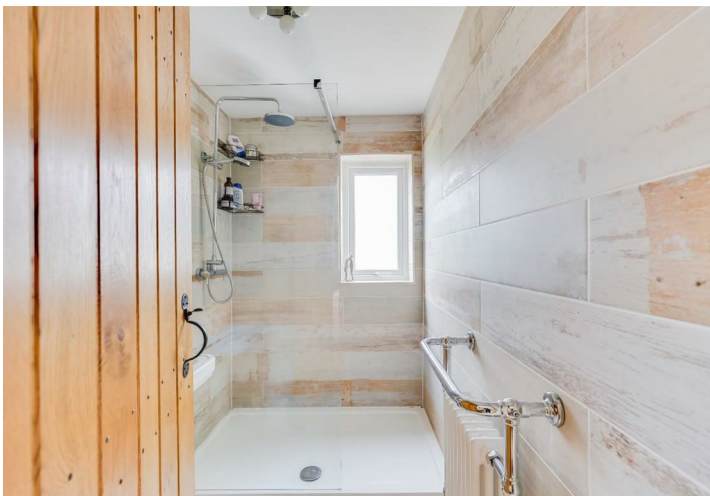




Summary of Accommodation

About the property

Yr Ysgubor is a quite superb stone-built barn conversion, thoughtfully crafted to create the much loved family home it is today. Steps lead up from the driveway to an entrance porch which, in turn, opens into the ground floor hallway. Living accommodation is to one side while the bedrooms are primarily to the other side. Wooden flooring to the hall extends into a family lounge which, in turn, shares a double sided wood burner with an adjacent dining room. This great family space is open plan to the superb kitchen with its most comprehensive range of storage units and matching central island topped with white granite surfaces. Range cooker and integral dishwasher to remain; American style fridge freezer available by separate negotiation. Located off the kitchen is a pantry providing shelved storage; and also a separate large laundry room with space and plumbing for a washing machine. Linking from this laundry room is a study/garden room positioned to the rear of the property, providing an ideal quiet space looking out over - and opening on to - a rear courtyard garden. Principal bedroom accommodation is to the northern wing, featuring three double bedrooms and a family bathroom with bath and shower. The largest bedroom has fitted wardrobes, a dressing area with a array of shelving and hanging rails and a luxurious, contemporary en suite shower room. Two further double bedrooms both flank a family bathroom/shower room. Beyond the kitchen is a separate suite of rooms: a large double bedroom with its own en suite shower room and an adjoining sitting room. These can be integral to the property or could be used as separate accommodation. Kitchen looks out over the front driveway and onto gardens while broad, bi-fold doors lead out to, and open onto, a flagstone paved alfresco dining area with gardens beyond.



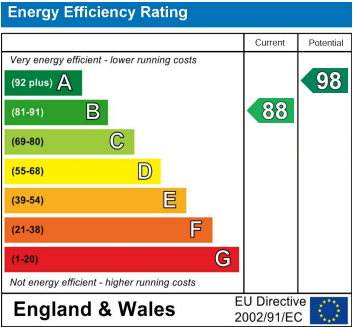
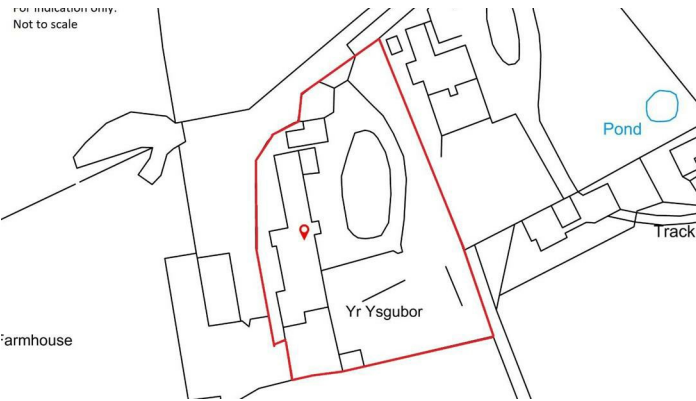
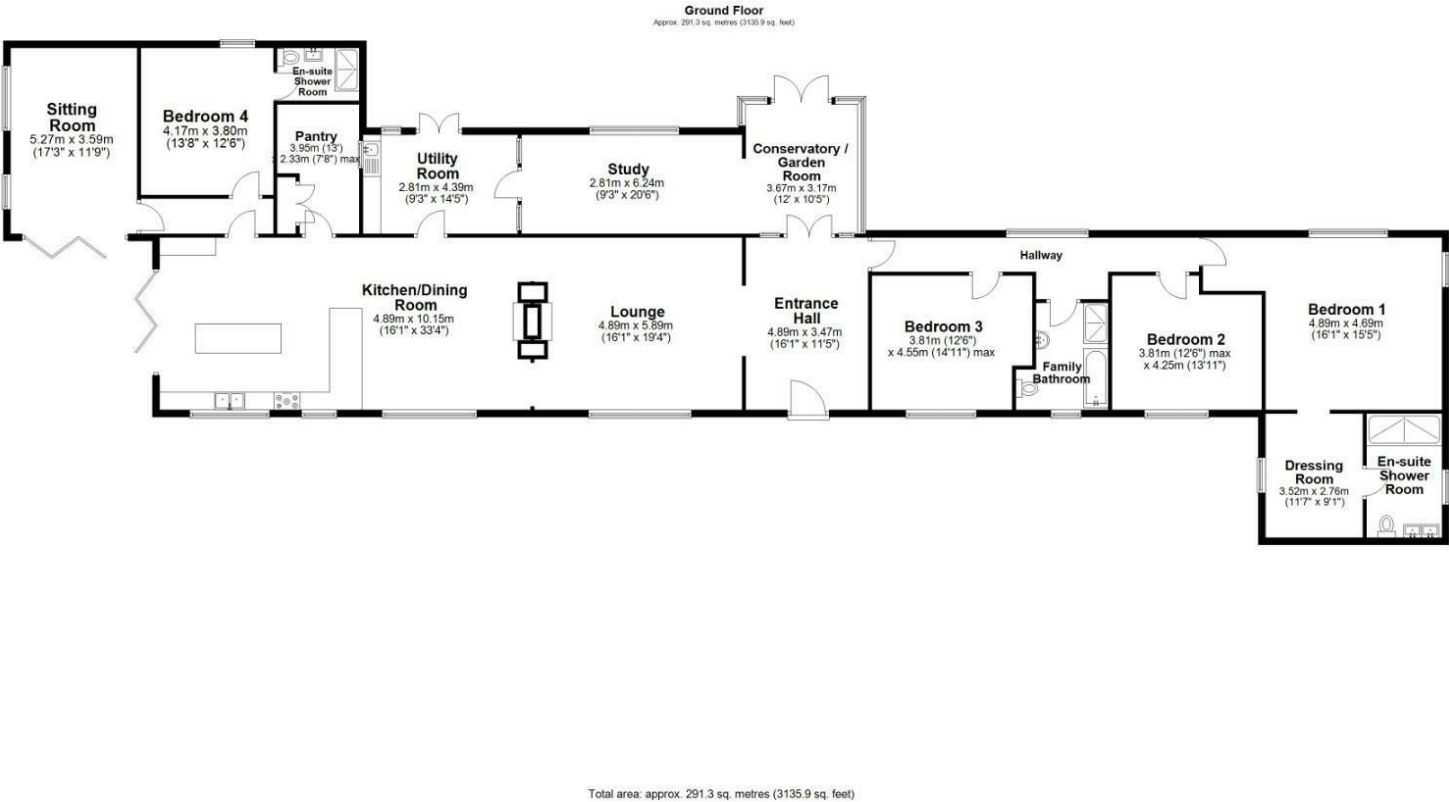
Additional information

Freehold. Mains electric and water connect to the property. Oil-fired central heating. Solar panels provide supplementary electricity and a feed-in tariff (further details available from the seller). Cesspit drainage. Council tax: Band H

Garden & Grounds

Set within a plot of approaching 3/4 of an acre, a pillared gateway leads onto a flint chipped driveway that encircles a lawn edged by granite setts. The drive gives access to the detached double garage (approx max 6.2m x 5.6m) which is entered via twin up and over doors. The largest portion of the garden is to the southern side of the plot, accessed through a wisteria-draped timber arch set between screens of mature, native hedging. This thoughtfully planted, landscaped area features lawn interspersed with planted beds, a raised timber deck with seating areas and a sunken hot tub within the same. The deck is overlooked by a summer house, beyond which a broad entrance opens to a second lawn and flagstone paved patio accessible directly from the kitchen - an ideal al fresco dining area.

To the rear of the garage is an additional highly useful store room/workshop (approx max4m x 5,6m). A path encircles the property and includes a thoughtfully planted courtyard garden to the rear, overlooked from, and accessed via, the conservatory / garden room. .



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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