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herbert r thomas

**Fishweir Farm, St. Mary Church**

Cowbridge

In Excess of **£1,500,000**

# Fishweir Farm

St. Mary Church, Cowbridge

From our Cowbridge office travel in an easterly direction up the High Street turning right at the traffic lights onto the St Athan Road. Follow this road through The Herberts, up the hill passing the turnings left into St Mary Church. As the road drops and you reach a crossroads, turn left towards Llantrythidd. Follow this road for approximately 0.7 miles, turning right into the driveway leading to Fishweir Farmhouse.

Grade II listed six-bed farmhouse with one-bed apartment, detached three-bed barn conversion, stone barns and 10.23 acres in an idyllic rural setting. A superb small country estate.

Council Tax band: H

Tenure: Freehold



Flagstoned HALLWAY with timber beaming and oak door to DRAWING ROOM, flagstone floor, windows to front and rear elevations, open fireplace and beamed ceilings. Spacious LIVING/ DINING ROOM, flagstone floor and beamed ceiling, astonishing fireplace opening, reported to be the widest in Wales with bread oven and wood burning fire. Windows to front elevation. Stone archway with staircase to first floor. FARMHOUSE KITCHEN with Shaker cupboards, white quartz worktops and inset sink, integrated twin ovens, ceramic hob, dishwasher, shelved pantry, wood burning fire inset in a stone chimney breast with bread oven. Secondary stone staircase to first floor dressing room. Rear STUDY, ceramic tiled floor. Door to CLOAKROOM, matching tiled floor, traditional white pedestal basin and low level WC. UTILITY/ BOILER ROOM, fitted cupboards, spaces for washing machine, tumble dryer, fridge and freezer, oil fired boiler and porcelain sink, door to back garden and access to THE WASH HOUSE; a substantial, STORE ROOM with stone and concrete floor, high pitched ceiling. Stone staircase rises to first floor LANDING. PRINCIPAL BEDROOM, known as " The Great Chamber" in Tudor times, oak floors, mullioned and hardwood windows, beautiful original frieze and recessed wood burning fire set in a carved stone surround. Stone archway to DRESSING ROOM with fitted cupboards, oak floor and secondary staircase to kitchen. EN-SUITE BATHROOM, modern white suite including double ended roll-top bath, low level WC and wash hand basin, oak floor and exposed natural stonework to one wall.

BEDROOM TWO, a double room with mullioned window and window seat and fitted wardrobes. FAMILY BATHROOM, white three-piece suite, timber panelled lower walls. BEDROOM THREE, double bedroom with fitted wardrobes, aspect to rear and connecting door to GAMES/ SLUMBER ROOM, an enormous room with colour-wash stonework, high pitched and beamed ceiling and windows to front and rear elevations. Access to a side a hallway with door to external, stone staircase. Doors off to an OCCASSIONAL BEDROOM and additional STORE ROOM.

Mains stone staircase extends to the second floor where there is access to a large attic storage space and two inter-connecting BEDROOMS FIVE & SIX with vaulted and beamed ceilings, oak floors, exposed timber trusses and built-in eaves wardrobes.

THE GRANARY APARTMENT with its own entrance porch to central HALLWAY, L shaped LOUNGE DINING ROOM with double aspect and feature fireplace, KITCHEN with fitted base and wall cupboards, roll top work surface, integrated oven, hob, extractor and UTILITY ROOM space for washing machine and dishwasher. Double BEDROOM with fitted wardrobes and BATHROOM, white suite including P shaped bath, pedestal basin and low level WC.

To the rear of Fishweir Farmhouse is a DETACHED BARN CONVERSION. 'Treffynnon' has full independent, residential planning consent (not holiday consent), it's own parking area to the front, garden to the rear and accommodation including L shaped HALLWAY with large LIVING ROOM, wood burning fire, inset in a natural stone chimney breast, separate formal DINING ROOM and KITCHEN BREAKFAST ROOM with fitted cupboards, free-standing cooker and dishwasher and boiler/ utility room. Three generous double BEDROOMS, all with built-in wardrobes and two BATHROOMS.

Fishweir is approached by a lengthy private driveway which sweeps to the front of the property where there is extensive gravelled parking. An enclosed stone-walled, flagstoned area gives access to the main entrance, beyond which is a lawn with a delightful southerly view over a large pond, split by a pedestrian bridge with further informal connected side lawns with mature trees.

A substantial set of stone barns includes a slate and tile roof SINGLE STORY BUILDING combining garaging for six cars, attached STORE ROOM and former stable. A further substantial stone-built barn, reported to be the tallest in Wales, offers potential, subject to planning permission for additional development. Agricultural ground lying to the front, rear and side of the property also formed part of the sale, the whole lot extending to approximately acres.

FOOTNOTE: A public footpath extends across the rear of the main property.











## Herbert R Thomas

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