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Cae'rwigau Uchaf

Pendoylan, Nr Cowbridge, CF71 7UJ

Price £1,800,000

HARRIS & BIRT



Grade II Listed Farmhouse, Two Bedroom Self Contained Stone Barn, Stone Built Bothy, Detached Double Garage and 15 Acres.

A particularly attractive small estate comprising a Grade II listed farmhouse, large two bedroom self contained stone barn, stone built bothy with planning permission for office/bedroom and large detached double garage. All set around a gravelled courtyard and wonderfully private tucked away location adjoining woodlands in approximately 15 acres of grounds and accessed off a long driveway. Absolutely stunning views over miles and miles of adjoining countryside. Just a few minutes south is the A48 at Sycamore Cross and access to Cardiff and a few minutes north is junction 34 of the M4.

CADW in their listing referred to late medieval origins and extended in the 1500's and late 1600's. Parts of the house are thought to date from the early 1400's and the farmhouse has also been extended in more modern times and now offers an attractive entrance hall, four living rooms, kitchen/breakfast/family room, utility and cloakroom. Upstairs are the master suite with en-suite bathroom and three further bedrooms including a large bedroom which could easily be sub divided into two or three separate bedrooms, family bathroom. The self contained barn is huge with two double bedrooms, two bathrooms and vast open plan living space with high ceilings.

Modern facilities include separate ground source heat pumps for both the main house and barn and high performance replacement timber windows.

Nearby villages with local facilities include St. Nicholas, Bonvilston, Pendoylan and Peterston Super Ely. The market town of Cowbridge offers an extensive range of facilities. The property is situated very much in the heart of the rural Vale of Glamorgan and enjoys easy access to major centres including the capital city of Cardiff via the M4 and A48. Cardiff airport is within easy driving distance.

- Delightful Small Estate
- Dating from about 1500's
- Set in about 15 acres
- Detached Stone 2 Bed/2 Bath Barn
- Stunning Views for Many Miles
- Grade II Listed
- Stylishly Refurbished and Extended
- Wonderfully Private Down Drive
- Detached Garage with Office Over
- Between Cardiff and Cowbridge

Accommodation

The Farm House

Ground Floor

Entrance Hall 19'7 x 12'0 (5.97m x 3.66m)

Timber storm doorway. Window overlooking the front garden. Flagstone floor. Beamed and boarded ceiling. Massive typically medieval fireplace with flagstone hearth, beam over and bread oven to side.

Living Room 21'2 x 22'7 (6.45m x 6.88m)

Windows with deep slate sills enjoying views to both front and rear. Slit window to front. Oak floor. Original wall cupboard thought to date from the 1400's. Wide fireplace with flagstone hearth fitted with Clearview glass fronted cast iron wood burning stove. Bread oven. Beam over fireplace.

Study 14'4 x 9'3 (4.37m x 2.82m)

Window overlooking side garden. Colour wash stone walls. Oak floor. Built in wall to wall floor to ceiling four door cupboard.

Sitting Room 18'8 x 14'8 (5.69m x 4.47m)

Wide low door to hall. Beamed and boarded ceiling. Oak strip floor. Window overlooking the front garden. Low fireplace with timber beam and glass fronted cast iron wood burning stove set on flagstone hearth. Traditional stone staircase with slit window.

Garden Room 17'9 x 9'9 (5.41m x 2.97m)

Leading off the family room. High (3.43m) monopitch glazed roof with fitted blinds and three electric Velux windows. Fully glazed on two sides to enjoy delightful views including small stream. Double doors leading out to side garden.

Kitchen/Breakfast Room 19'7 x 14'11 (5.97m x 4.55m)

Well fitted with an extensive range of matching wall and base units finished in cream. Matching worksurfaces and tiled splashbacks. Features include built in tall fridge behind décor panel, AEG double oven, Smeg ceramic hob with extractor set into hood over, white ceramic 1.5 bowl

sink unit and built under Smeg dishwasher with décor panel. Oak floor. Amazing long distance countryside views. Inset ceiling lighting. Plenty of space for breakfast table and chairs.

Family Room 11'11 x 12'8 (3.63m x 3.86m)

Open plan to and split level from the kitchen/breakfast room. Glazed double doors lead out to the rear terrace and enjoy delightful views. Glazed double doors through to conservatory.

Rear Hall 8'2 x 11'6 (2.49m x 3.51m)

Flagstone floor. Doorway to rear porch with pitched roof over and access to undercover log store. Flagstone path crosses the small stream to the gravel courtyard area.

Cloakroom

Off the rear hall. Suite in white comprising low level WC and pedestal wash hand basin with tiled splashback. Flagstone floor. Window.

Utility Room 13'5 x 11'6 (4.09m x 3.51m)

Deep stainless steel sink unit with drawers under. Worksurface area with tiled splashback. Space and plumbing for washing machine. Space for tumble dryer. Two walk in cupboards. Danfoss heat pump.

First Floor

Landing 10'9 x 11'4 (3.28m x 3.45m)

Easy graded stairway from reception hall.

Master Suite Bedroom One 19'6 x 18'10 (5.94m x 5.74m)

A particularly impressive bedroom with high (4.9m) pitched ceiling with exposed beams. Huge picture window with deep sill and enjoying amazing wide ranging countryside views for miles and miles. Four door run of tall fitted wardrobes. Built-in library shelves. Lobby leads through to the master suite bathroom.

Master Suite Bathroom One 11'4 x 8'0 (3.45m x 2.44m)

Suite in white comprising panelled bath with hand shower and tiled surround, wash hand basin and low level WC with concealed cistern. Walk in shelved airing cupboard. Inset ceiling lighting. Large Velux window with countryside views.

Bedroom Two 19'3 x 14'8 (5.87m x 4.47m)

Entrance lobby. Feature beamed ceiling. Arched window with deep sill, shutters and views over the front garden. Recess shelving with tiny door to stone stairway from sitting room. Two stone lined recesses.

Bedroom Three 19'10 x 25'0 (6.05m x 7.62m)

A particularly large bedroom which has been partially subdivided and offers the potential to be split into a number of bedrooms. Two arched windows to front. Velux window to rear. Pitched and boarded ceiling. Walk-in storage cupboard. Four door run of build-in timber wardrobes.

Bedroom Four 12'3 x 9'3 (3.73m x 2.82m)

Leading off bedroom three via short flight of steps. Velux window to front. Slit window to side. Built-in bed space and storage unit.

Bathroom Two 7'6 x 12'0 (2.29m x 3.66m)

Suite comprising low level WC with concealed cistern, glazed Merlyn shower cubicle, wall to wall timber topped vanity unit with cupboards under and freestanding wash hand basin with wall mounted taps and tiled splashback. Boarded floor. Part pitched ceiling. Inset ceiling lighting. Window with deep sill to front. Radiator/towel rail. Wall mounted vertical radiator.

The Barn

Re-built in recent years and now offering substantial well proportioned self-contained accommodation and offering a wide range of options including further family accommodation, renting out, possible office use etc subject to any necessary consent.

Ground Floor

Entrance Hall 10'10 x 9'8 (3.30m x 2.95m)

Impressive front door. 4.8m high ceiling with Velux window. Polished limestone tiled floor.

Living Room 16'6 x 19'6 (5.03m x 5.94m)

Wonderfully high double storey pitched ceiling. Huge picture window overlooking adjoining fields and beyond. Matching window on the opposite side of the room overlooking the courtyard towards the farmhouse. Polished limestone tiled floor. Cast iron glass fronted wood burning stove set on slate hearth. Two slit windows. Part colour washed stone walls.

Kitchen/Dining/Family Room 18'2 x 15'11 (5.54m x 4.85m)

Same height ceiling as the living room and open plan between the two. Polished limestone tiled floor. Big picture windows to either side and additional Velux roof light to make this room particularly light. Doorway leading out to the garden. Further double doors lead outside with wide ranging views. Range of built-in kitchen units finished in white with matching work surfaces and tiled splashback. Lighting between wall and base units. Features include semi circular stainless steel sink with matching drainer, built-in Neff fridge freezer with décor panel, built under Neff dishwasher with décor panel, built-in Neff four ring electric hob, built in stainless steel Neff oven and microwave. Two electrically operated Velux windows.

Suite Bedroom One 17'0 x 16'2 (5.18m x 4.93m)

Good sized double bedroom enjoying views. Doorway through to bathroom one.

Suite Bathroom One 8'11 x 8'0 (2.72m x 2.44m)

Modern suite in white comprising corner shower cubicle. Low level WC. Wash hand basin. Doorway through to Entrance hall.

First Floor**Landing**

Easy graded stairway from entrance hall.

Suite Bedroom Two 16'11 x 16'4 (5.16m x 4.98m)

Part colour washed stone walls. Low Velux window provides wide ranging views. Slit window.

Suite Bathroom Two 8'10 x 5'9 (2.69m x 1.75m)

Suite in white comprising panelled bath with hand shower, pedestal wash hand basin and low level WC with concealed cistern. Velux window enjoying wide ranging views. Extractor.

Garage Block/ Office 21'10" x 17'4" (6.68m x 5.3m)

Two large high timber double doors. Electric light and power. BMW electric charging point. On the first floor with external stone staircase access is an office (6.64m x 2.8m) with pitched ceiling and reduced headroom to sides. Two Velux windows enjoying wide ranging countryside views. Slit windows. Eaves storage space. Electric light and power.

The Bothy

Stone built single storey building divided into two internally. Approximately 3.8m x 1.9m and 6.8m x 3.8. Planning consent for office/bedroom.

Garden and Grounds

Farm track leads off the Sycamore Cross to Pendoylan Road and leads to the gravelled courtyard around which are the various buildings. Pleasantly secluded, out of sight of the road and sheltered by a backdrop of its own woodland which has been left to grow wild and is now a habitat for a wide range of wildlife. A delightful spot with a small stream which splits and runs either side of the farmhouse. Plenty of parking space. Garden areas laid principally to grass. The property stands in approximately 15 acres of mostly pasture, which has been occasionally grazed by cattle for the last 20 years with no artificial fertilizers used so could be adapted farming and does enjoy the most fantastic views for some miles over the surrounding countryside.

Services

Mains water and electricity. No gas. Central heating and water heating for the main house is via a Danfoss heat

pump located in the utility room. Central heating and hot water for the barn provided by a Thermia ground source heat pump to underfloor heating system. Drainage to septic tank.

Directions

From our offices at 65 High Street Cowbridge turn right or left and proceed onto the main A48 road in the direction of Cardiff. Go through the village of Bonvilston and before you get to St. Nicholas turn left at the major traffic lights signposted "Peterston Super Ely" and "Pendoylan". Just after the road narrows take the left hand fork signposted "Pendoylan" and about half way down the hill turn left into the farm track. You cannot see the property from the road but there is a name plate set slightly back. From Cardiff, take the A48 from Culver House Cross and at the traffic lights between St. Nicholas and Bonvilston, follow the directions as above.

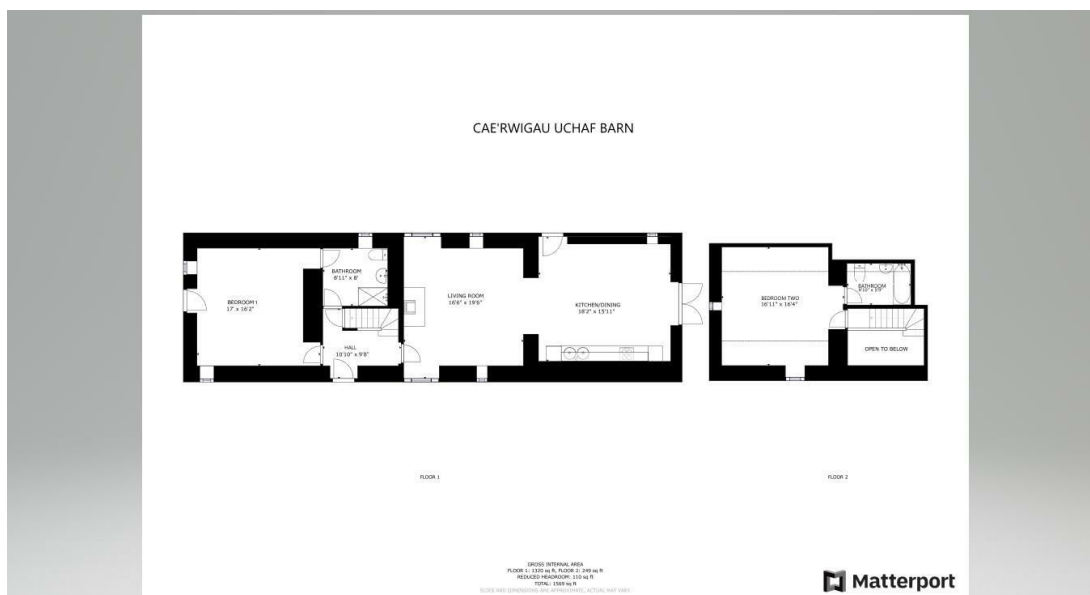












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