



Barn No 2, Prisk
Nr Cowbridge, Vale of Glamorgan, CF71 7TJ

Watts
& Morgan



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Nr Nr Cowbridge, Vale of Glamorgan,
CF71 7TJ

Guide Price £625,000 Freehold

Exceptional Development Opportunity – Derelict Barn with 5.9 Acres, Prisk, Vale of Glamorgan

A rare chance to create a bespoke home in a peaceful hamlet setting with approved planning permission (Vale of Glamorgan Ref: 2005/00528/FUL). This stone barn stands in approximately 5.9 acres of land, offering endless potential for landscaped gardens, paddocks, or leisure uses, all framed by breathtaking countryside views.

Conveniently located near the historic market town of Cowbridge with its excellent shops, schools and amenities, and within easy reach of Cardiff, the M4 and the Heritage Coast, this unique project combines rural tranquillity with superb accessibility.

Directions

Cowbridge Town Centre – 2.4 miles

Cardiff City Centre – 15 miles

M4 Motorway – 5.1 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About The Property

Set within the peaceful hamlet of Prisk, this rare development opportunity offers the chance to transform a derelict stone barn into a stunning home, taking full advantage of the breathtaking views across unspoilt countryside.

The barn benefits from approved planning permission (Vale of Glamorgan Council, Ref: 2005/00528/FUL). Further details can be found via the council's planning portal.

The location is both tranquil and highly convenient. The nearby historic market town of Cowbridge provides a superb range of quality shops, cafés, restaurants, and services, along with a health centre, leisure centre, sporting clubs, public library and the Old Hall Community Centre. Local schooling is excellent, with a primary school at Pendoylan and a highly regarded secondary school in Cowbridge.

Closer still, the village of Aberthyn is home to the renowned Hare & Hounds Inn, while Ystradowen has recently welcomed the newly opened White Lion public house. For those seeking city life, Cardiff lies only 13 miles to the east, offering all the amenities of a capital city alongside mainline rail links to London in around two hours. The M4 motorway is easily accessible, and Cardiff International Airport at Rhosneigr lies within short reach.

Outdoor and leisure pursuits are well catered for. Several golf courses can be found locally, while to the south lies the Glamorgan Heritage Coast, with its dramatic cliff-top walks and a choice of sandy and stone beaches.

This property offers an exceptional opportunity to create a bespoke home in one of the Vale's most desirable and picturesque rural settings.



Garden & Grounds

The property extends to approximately 5.9 acres, providing an outstanding setting and a wealth of potential for landscaping, recreation and lifestyle uses. Currently a blank canvas, the land offers the opportunity to design gardens, paddocks, or meadows to suit individual requirements.

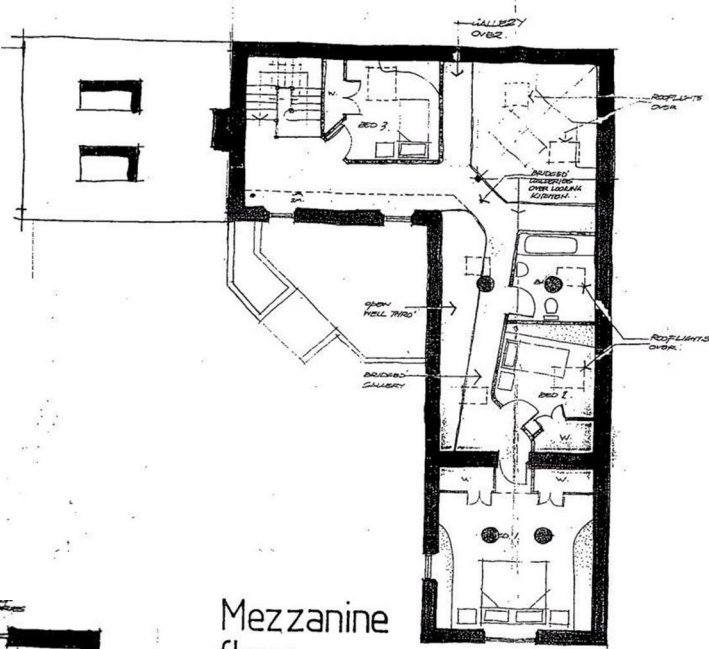
With space for formal lawns, kitchen gardens, wildflower areas or an orchard, the grounds could be shaped into a truly special environment that complements the barn’s character and its spectacular countryside backdrop. For those with equestrian or smallholding interests, the acreage could equally lend itself to grazing or the creation of stabling and outbuildings (subject to consents).

The elevated position enhances the sense of openness, with far-reaching rural views that change beautifully with the seasons, creating a setting of peace and seclusion while remaining within easy reach of local amenities.

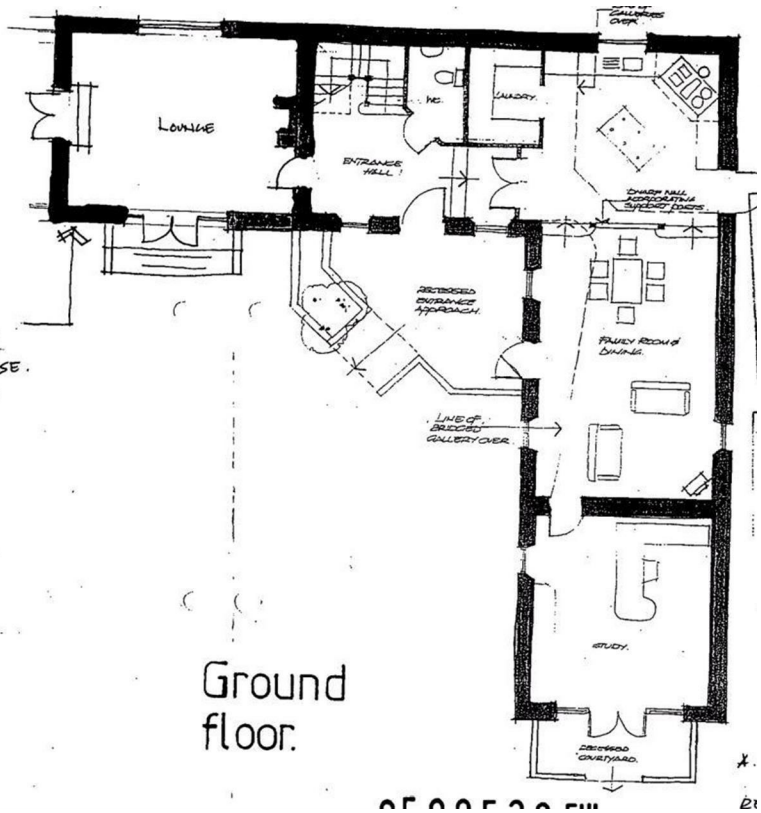
This rare expanse of land offers a remarkable opportunity to create a home and landscape of genuine distinction in the heart of the Vale of Glamorgan.

Additional Information

Freehold. Mains Water and Electric connected. Septic Tank. Council Tax Band E.

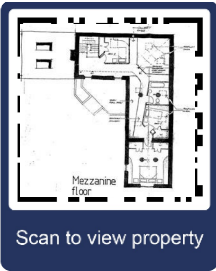


Mezzanine floor



Ground floor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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