



Sgubor, Fonmon Road,
Fonmon, Vale Of Glamorgan, CF62 3BJ

Watts
& Morgan



Sgubor, Fonmon Road,
Fonmon, Vale Of Glamorgan, CF62 3BJ

Asking Price £1,650,000 Freehold

5 Bedrooms | 2 Bathrooms | 4 Reception Rooms
2-Storey Barn | 2 Bedroom Annexe | Double Garage

An exceptional opportunity to purchase a truly stunning detached barn conversion nestled in the picturesque hamlet of Fonmon within the Vale of Glamorgan.

Offering five double bedrooms, four reception rooms and two bathrooms. Over 7,000 sq ft of exceptionally presented accommodation, this property is ideal for extended family living.

With a two-bedroom annexe plus leisure facility to include; a heated indoor swimming pool seamlessly connecting to the south-facing patio with heated pergola area.

Also, a two-storey barn with much development potential, stunning home office with log burner and gym/fitness room.

Gated driveway leading to a double detached garage with ample parking.

Viewing highly recommended to fully appreciate.

Cowbridge School Catchment. EPC Rating; tbc.

Directions

Cowbridge Town Centre – 7.8 miles

Cardiff City Centre – 16.2 miles

M4 Motorway – 11.4 miles

Your local office: **Cowbridge**

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Occupying a truly wonderful position within the Hamlet of Fonmon, sits Sgubor, with surrounding countryside, yet just a short stroll to the beach and village amenities in Rhoose. This stone-built barn conversion dates back over 100 years and has been beautifully renovated, combining character charm with contemporary living. This immaculately presented family home blends indoor-outdoor living, enjoying plenty of natural light throughout this home.

From the stable door entrance, a porch leads directly into the open-plan kitchen-breakfast room which has been fitted with a range of quality bespoke handmade base units with large central island, pull-out pantry cupboard, pan drawers and complementary stone work surfaces with breakfast-bar area. Offering space for a freestanding cooker (Rangemaster gas cooker negotiable) and integral dishwasher to remain. The kitchen has underfloor heating beneath neutral tiled flooring, providing warmth and comfort, and leads into the sitting/dining room with beautiful engineered oak flooring offering, broad bi-folding doors seamlessly connecting to the outdoor space. To the rear of the kitchen is a useful utility space which provides access to the courtyard, with additional storage which houses the oil-fired boiler and stone work surface, plus a 2-piece WC.

From the kitchen, an inner hallway with underfloor heating opens into the main lounge with its vaulted ceiling and dual aspect from substantial floor-to-ceiling windows to both sides, enjoying the amazing views over the impeccable grounds. A central feature to this stunning reception room is the log burner set within a stone chimney with oak mantel and fitted shelving with log store to either side. From this lounge, a staircase leads to the first floor accommodation with large understairs storage cupboard.

Completing the ground floor is a family room which provides additional access to the first floor, to the double room above. This room has a log burning stove and has beautiful views over the garden with patio doors seamlessly blending the outdoors, and a window to the Eastern side overlooks farmland with grazing sheep. From here is a versatile snug/hobbies room.



FIRST FLOOR

To the first floor all five double bedrooms have wonderful elevated countryside views, and share use of a family bathroom and additional shower room. The largest bedroom has been recently decorated and has engineered oak flooring with walk-in closet, providing ample storage. Adjacent to this bedroom is the contemporary 4-piece family bathroom with walk-in large shower, dual-ended bath with feature pebble wall and storage cupboard.

TWO BEDROOM ANNEXE AND POOL HOUSE

'Sgubor' includes a two-bedroom immaculately refurbished annexe, which is completely separate to the main house, with its own south-facing sheltered patio area. This annexe is spread over one floor offering open-plan living with modern fittings and contemporary kitchen. With two double bedrooms and a large shower room, all having views over the fields beyond. This annexe is ideal for a dependent relative / extended family - if required, and has recently had a replacement roof (fitted 2025).

Attached to the annexe is the luxurious pool house with double doors which open fully onto the raised patio area, ideal for sun loungers. This heated indoor pool has recently had a new liner and heaters fitted, with bespoke seating and bar area to remain - ideal for entertaining. Additionally there is a large storage area which could easily house a sauna, plus separate boiler room and leads seamlessly to the pergola area (recently installed 2025).





GARDENS, GROUNDS, BARN AND OFFICE/GYM

From its gated entrance, and sweeping shingle driveway 'Sgubor' occupies a plot of approx 0.7 acres centred around a large manicured lawn, with pretty colourful borders and several paved areas to enjoy the south-facing aspect. The expansive lawn offers a variety of mature shrubs and trees providing shaded spots to this sunny garden, plus a recently installed quality pergola with retractable roof with heaters and power supply. There is ample parking for several vehicles leading to a detached double garage with remote controlled electric doors, offering full power supply and lighting.

Additionally, and with its own entrance separate from the main residence, is a home office with its own log burning stove. This home office enjoys a lovely outlook over the gardens and further countryside beyond, with vaulted ceiling providing ample light and space to this large office space. Beyond here is access to the gym/fitness room.

Attached to the main residence is a two-storey barn which offers enormous potential for development- subject to necessary planning consents - with its separate double door entrance, parking area and external staircase leading to the first floor. This sizeable barn could be used as additional living space or separate accommodation.



ADDITIONAL INFORMATION

Freehold. Oil-fired central heating, underfloor heating to the ground floor. Council tax band TBC.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		71
(39-54)	E		
(21-38)	F	39	
(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.



Bridgend

T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**