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Wild Winds

Highlight Lane

Barry

The Vale Of Glamorgan

CF62 8AA



# Wild Winds

Asking price **£765,000**

A deceptively spacious, individually built, detached family home with well appointed accommodation spanning three floors, sat in a generous garden plot of approx. 0.25 acres, positioned along the well regarded 'Highlight Lane' with open countryside and amenities close by.

Truly spacious and versatile accommodation arranged through three floors

Beautifully appointed with high quality fixtures and fittings

Ground Floor - Hall, WC, front dining room, sitting/TV room, Rear kitchen/living/breakfast room with utility room off

First floor - Principle bedroom suite with dressing room and en-suite bathroom, 2 further en- suite double bedrooms

Second floor - 2 double bedrooms and shower room

Sat in a well balanced garden plot of circa of 0.25 acres

Extensive driveway parking to the front that can accommodate 6+ cars

Southerly aspect landscaped rear garden with substantial timber built garaging, workshop, wc and bar.

Access to local amenities, shops, schools and countryside walks, easily reached.





A glazed UPVC front door opens to the central ENTRANCE HALL with LVT flooring fitted with underfloor heating which continues through to Lounge and Kitchen Diner, with wall-mounted and ceiling-integrated lights and half-turn carpeted stairs rising to the first floor with natural light drawn in from a side window over. A practical WC lies just off with stylish, part-tiled walls, modern WC, wall-hung sink with vanity storage and frosted window to the front. The accommodation continues to a front DINING ROOM with fitted carpet, central ceiling light and large window to the front. A door connects into a private SITTING / TV ROOM with laid carpet, central ceiling light and window with views to the front. To the rear lies a highly sociable and airy KITCHEN / BREAKFAST / LIVING ROOM with a continuation of the LVT flooring throughout the space. A solid painted oak fitted KITCHEN / BREAKFAST space hosts a run of wall and base-mounted cabinetry with integrated downlighting and countertops over. A complementing breakfast bar peninsula with lighting over is a sociable spot. Integrated appliances include a wine cooler, dishwasher, 'Bosch' gas hob, double oven, microwave oven and 'Neff' coffee machine. A sizeable LIVING ROOM open to the kitchen offers a great family space to relax with feature inset wood burner with decorative surround and shuttered, bi-fold doors linking the house and south-facing garden seamlessly. A plumbed BOOT ROOM and separate utility room is accessible off the kitchen with ceramic tiled flooring, wall-mounted sink with rear garden access via a part-glazed door and internal access to the utility/laundry room. The UTILITY ROOM has natural light from an obscured glazed window with plumbed provision for white goods under a wood-effect countertop, heated airing electric tubes and drying rails with access to the wall-mounted Worcester boiler.

To the first floor, off a generous carpeted landing that takes in elevated, scenic views across Vale countryside, lie three double bedroom suites. BEDROOM 1 is a large double bedroom with fitted carpet and a large window with a rear garden aspect. In addition, fitted wardrobes with a range of hanging rails and storage options. A beautifully appointed en-suite bathroom is a luxurious addition, comprising sandstone tiling with accent lighting, modern WC, side-by-side double sinks and a striking central double-ended bath with a large walk-in shower behind. BEDROOM 2 is a rear garden-facing double bedroom with fitted carpet, built-in double wardrobe

and access to EN-SUITE SHOWER ROOM. The tiled EN-SUITE SHOWER ROOM comprises a walk-in shower, modern WC, vanity hand basin and inset ceiling lighting. BEDROOM 3 is a double bedroom that lies to the front of the property with part-pitched ceilings and fitted carpet that enjoys far-ranging rolling countryside views, with an en-suite shower room accessible. The fully tiled EN-SUITE SHOWER ROOM has been neutrally decorated with mains-fed shower enclosure, modern WC and vanity hand basin with frosted window drawing natural light in from the side elevation. A quarter-turn carpeted stairs from the first floor rises to the carpeted second floor landing with access to double bedrooms 4, 5 and shower room. BEDROOMS 4 AND 5 are double bedrooms with fitted carpet and eaves storage access. BEDROOM 4 benefits from inset lighting and a Velux window to the ceiling. BEDROOM 5 is a naturally bright room with Velux window and side window drawing in an abundance of light. Rounding off the internal accommodation is a stylish SHOWER ROOM with tiled walls

and a suite comprising a hand basin, low-level WC and shower enclosure.

To the front, a sizeable block-pavia driveway provides parking for numerous vehicles comfortably, with an established stocked shrub bed on the approach to the front entrance. Wide steps rise gradually to the front door. Secure double-gated access with pavia pathway leads to the southerly-aspect, landscaped rear garden. A large seating area with electrically operated awning over extends to a well-kept grass lawn with planted borders and log/bin store accessible. To the far end of the plot lies a sizeable timber-built outbuilding with double GARAGE, WORKSHOP, WC and BAR within. The GARAGE is accessed via a barn-style double door with power and lighting present, with additional parking if necessary. An internal door connects into a plumbed WC and also gives secondary access to the BAR, which is primarily accessed off a single wooden door from the garden. The BAR has a double-height vaulted wood-panelled ceiling and walls with power and lighting. A truly versatile space — this could lend itself to a home office, studio or business space, if required.





## Directions

From our Cowbridge office travel in an Easterly direction up the High Street and through the traffic lights filtering onto the A48, heading towards Cardiff. Drive through Bonvilston and before reaching St Nicholas, at the Sycamore crossroads traffic lights, turn right onto the '5 Mile Lane'. At Weycock Cross roundabout take the 1st exit onto Port Road West at the traffic light turn left Stirling Road, at the 'T' junction turn right onto Lakin Drive then 2nd left onto Highlight Lane where 'Wild Winds' will be on your left hand side as indicated by our 'For Sale' board.

What3words - Complies.Laws.Closes

## Tenure

Freehold

## Services

Water, Electric, Gas, Drainage,

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

**The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH**  
**01656660036**  
**[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)**

**hrt** Est. 1926

 **RICS**

**AWAITING EPC**

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