

Warren Farm , Pendoylan,

Nr Cowbridge, Vale of Glamorgan, CF71 7UJ

Watts &Morgan













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Guide Price £1,600,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms
Annexe l Home Office l Garaging l Approx. 4 Acres

An impressive five double bedroom period farmhouse, rich in character with far-reaching views across the Vale.

With separate holiday cottage, and three luxurious glamping pods (available by separate negotiation).

The main house includes over 3,000 sq ft of accommodation; large entrance hallway with WC, two reception rooms with log burners and an impressive kitchen/breakfast room with bootroom/utility. Principal suite with dressing room and en-suite, second en-suite bedroom plus three further bedrooms, and a family bathroom.

Set within approx four acres of landscaped gardens, two paddocks and woodland, enjoying a wonderful rural setting within Pendoylan.

Large double garage and stone-built stables, plus home office with kichenette and WC.

Within Cowbridge School Catchment. EPC Rating; TBC.

Directions

Cowbridge Town Centre – 4.7 miles

Cardiff City Centre – 12.4 miles

M4 Motorway – 4.8 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

A magnificent period farmhouse occupying an elevated position within the picturesque village of Pendoylan. Warren Farm combines exceptional character, beautifully appointed accommodation and approximately four acres of grounds with far-reaching views across the rural Vale of Glamorgan. Approached via a shared country track and private electric gated driveway, the property enjoys a wonderfully secluded setting surrounded by open farmland, yet remains remarkably accessible to Cowbridge, the M4 and Cardiff. The principal residence extends to approximately 3,000 sq ft and has been thoughtfully transformed into a luxurious characterful home, retaining a wealth of original features alongside contemporary comforts. Inside, the accommodation presents exposed beams, oak detailing, flagstone flooring, vaulted ceilings and inglenook fireplaces - creating a sense of warmth and heritage.

The entrance hallway has a modern oak staircase which leads directly to the first floor, and opens seamlessly into the main living room, and also into the neat WC. This extended reception room is a particularly impressive room, featuring exposed beams and features a large wood-burning stove with extensive glazing framing the surrounding countryside. A door from here also links to the south-facing paved terrace. A separate family lounge, beyond the sitting room features a bay window and an inglenook fireplace with freestanding stove and oak mantel.

The impressive kitchen-breakfast room forms the heart of the home, offering a range of hand-made, solid units with granite worktops and co-ordinating island. Centred around a traditional electric-Aga and complemented by a range of integral appliances to remain to include; double oven with grill, dishwasher, larder fridge, undercouter freezer and double opening pantry cupboard. French doors from here open onto the gardens and an internal door leads directly to the generous 'bootility' which provides plumbing for appliances, additional units and worktop space. From here there is also access into the garages.

To the first floor, there are five generous double bedrooms, including an exceptional principal suite with a vaulted ceiling, walk-in closet with bespoke storage, en-suite shower room and stunning elevated views. The second en-suite bedroom forms part of a more recent extension, and features a walk-in wet room and farm land views. Two other bedrooms benefit from fitted wardrobes, and a neutrally decorated family bathroom completes the first floor.

SITUATION

The village of Pendoylan is a charming village in the Vale of Glamorgan lying approximately 6 miles east from the historic market town of Cowbridge. The popular village has a church and a highly regarded primary school. Cowbridge is renowned for its excellent shops, restaurants and secondary school, whilst Cardiff (9.5 miles) has all the facilities of an important captial city including Culverhouse Cross Retail Park (4.8 miles).

The M4 (J34, Miskin) is within 1 mile and provides fast access east to the Severn Bridge and the national motorway network, and west to Swansea; Cardiff to London Paddington is about 2 hours on First Great Western; and Cardiff International Airport is approx. 9.7 miles away.

GARDENS AND GROUNDS

Outside, the property is equally impressive. The grounds equate to just under 4 acres and include beautifully landscaped gardens, expansive lawns with mature borders, along with flagstone seating areas centred around a stone well - a stunning private south-facing space. Also, opposite the driveway, two stock-fenced paddocks extend into the surrounding countryside along with a woodland area to enjoy.

A remote-controlled electric gate leads into the large shingle driveway, where there is a double garage with electric roller doors, which is also accessed internally from the boot room. Also, two adjoining stables with full power supply along with a home office including a neat kitchenette and WC.

Adding considerable versatility and further income potential is a beautifully converted stone-built barn, currently arranged as a holiday cottage with first floor mezzanine. This contemporary building is completely separate to the main property itself with open-plan living, quality fitted kitchen with quartz tops, shower room and its own paved terrace. There are also three 'Lune Valley Pods', currently operated as holiday accommodation with planning permission in place for a fourth, available by separate negotiation.

ADDITIONAL INFORMATION

Freehold. Oil-fired central heating. Mains electric and water connect to the property. Underfloor heating throughout the main house. Electric heating to the annexe with solar panels. Septic tank drainage with soak-away. Council tax band H. There is a bridle path through the track across the rear fields (out of the boundary).








Area: 3.95 acres
Warren Farm
Path (um)
0m
15m
30m
45m
Promap
LANDMARK INFORMATION









Ground Floor

Approx. 263.1 sq. metres (2831.5 sq. feet)

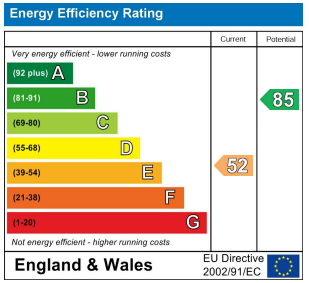




First Floor

Approx. 144.9 sq. metres (1560.2 sq. feet)





Scan to view property

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.



Total area: approx. 408.0 sq. metres (4391.7 sq. feet)



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