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Newbarn Holdings St Athan Road, Flemingston Barry

guide price £925,000

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About the property

GUIDE PRICE £925,000 - £950,000

Tathan Herd is a beautifully converted five-bedroom detached barn, offered for sale for the first time since its complete transformation by the current owners from two derelict buildings into a spacious and versatile family home approximately two decades ago. Set in a tranquil countryside location, the property blends rustic charm with modern comfort and boasts flexible accommodation ideal for multigenerational living or income generation.

The heart of the home is an impressive open-plan kitchen, dining, and living area with flagstone floors, granite-topped island, vaulted ceilings, and exposed brick and timber features. A bespoke bar and sitting area with bi-fold doors leads out to a private courtyard garden — perfect for entertaining.

The ground floor also includes a utility room, cloakroom, and leisure area connecting three double bedrooms (two en-suite) and a family bathroom. Upstairs are two further bedrooms, including a principal suite with open-plan en-suite and countryside views.

Externally, the property features a triple carport, large gravel driveway, and a peaceful rear garden with seating areas, a greenhouse, and raised beds. A detached one-bedroom annex provides excellent letting potential or private guest accommodation.

Accommodation

Hallway

Vaulted ceilings, exposed stonework, and a welcoming entrance into this charming home.

Cloakroom

Ground floor WC with two-piece white suite.

Kitchen / Dining Room

17' 8" x 15' 9" (5.38m x 4.80m)

Spacious open-plan layout with bespoke units, granite worktops, central island with prep sink, Belfast sink, and integrated appliances. Windows to the rear and side. Opens seamlessly into the lounge and bar areas with utility room off.

Utility Room

12' 8" x 7' 8" (3.86m x 2.34m)

Practical space with fitted storage, plumbing for white goods, and access to the side garden.

Lounge

25' 8" x 17' 6" (7.82m x 5.33m)

Vaulted ceiling with exposed roof timbers, flagstone floors, wood burner that powers the radiators, glazed doors providing access and views to the rear garden.

Bar & Sitting Area

10' 6" x 9' 6" (3.20m x 2.90m)

Custom-built bar furniture and bi-fold doors lead to the courtyard; elevated sitting area with triple-aspect countryside views. Wood burner.

Adjoining Area / Leisure Area

42' 9" x 37' 5" (13.03m x 11.40m)

Area that joins the two original barns, flexible central space ideal for family activities with glazed doors to both front and rear, door to front is used as a separate entrance for holiday let guests.





Bedroom Three

15' 5" x 14' 5" (4.70m x 4.39m)

Ground floor double with walk-in wardrobe and modern en-suite shower room. Window to side.

Bedroom Four

15' 4" x 11' (4.67m x 3.35m)

Ground floor double, also with private en-suite. Window to side.

Bedroom Five

16' 7" x 11' (5.05m x 3.35m)

Ground floor double with access to the hallway and use of the family bathroom.

Family Bathroom

Freestanding roll-top bath, double shower enclosure, WC, and hand basin.

First Floor Landing

Doors leading to two double bedrooms, fitted storage.

Bedroom One (principal Suite)

15' x 12' 11" (4.57m x 3.94m)

First floor double with skylight, fitted wardrobes, countryside views, and open-plan en-suite shower room.

Bedroom Two

15' x 11' 4" (4.57m x 3.45m)

First floor double with side window and fitted wardrobes.



Self-Contained Annex

Detached one-bedroom annex with a separate kitchen, lounge and bathroom and it's own entrance - ideal for guests, relatives, or rental.

Grounds

Large gravel driveway to the front for multiple vehicles in addition to a triple car port. Enclosed courtyard garden to the rear of the barn with flagstone and decked sitting areas, hot tub, pergola. Further garden beyond this with raised flower beds and far reaching views of countryside and the 2 acre (approximately) paddock which is boarded by stock proof fencing. Courtyard area to the side of the barns with access to the front of the property and to the storage barns and three stable boxes which lead directly out to the paddock.

Additional Information

Please be advised that the vendor of this property is related to a member of staff who works for Peter Alan Estate Agents.







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