



The Barns, Manor Farm
Porthcawl, CF36 5SP

Watts
& Morgan

The Barns Manor Farm

Newton, Porthcawl CF36 5SP

£1,595,000 Freehold

4 Bedrooms | 3 Bathrooms | 5 Reception Rooms

The Barns is an exceptional Grade II listed barn conversion, set in a truly idyllic position with uninterrupted views across rolling countryside. Occupying a generous plot of just over one acre, this remarkable residence has been meticulously renovated by the current owners to combine adaptable living spaces with refined luxury. With its blend of historic character and modern luxury, The Barns offers the perfect setting for family living. Situated just a short walk from Newton beach and Porthcawl Sea front. Accommodation briefly comprises; Ground Floor: Welcoming entrance hallway, elegant sitting room, lounge, snug, kitchen/dining room, utility, secondary hallway, WC, shower room, study, cinema room, and boot room. First Floor: Principal bedroom with a sumptuous en-suite bathroom, separate WC, and walk-in dressing room. Two further spacious double bedrooms and a family bathroom complete the first floor. Approached via secure gated access, the property offers extensive off-road parking, an integrated double garage, and a detached double garage. The landscaped gardens are complemented by a spacious paved patio area generous paddock extending to approximately one acre simply enjoying the tranquillity of the countryside.

Directions

Porthcawl - 2.0 Miles Bridgend - 5.0 Miles Cardiff - 29.0 Miles Swansea - 19.0 Miles J37 of the M4 - 4.0 Miles

Your local office: Bridgend

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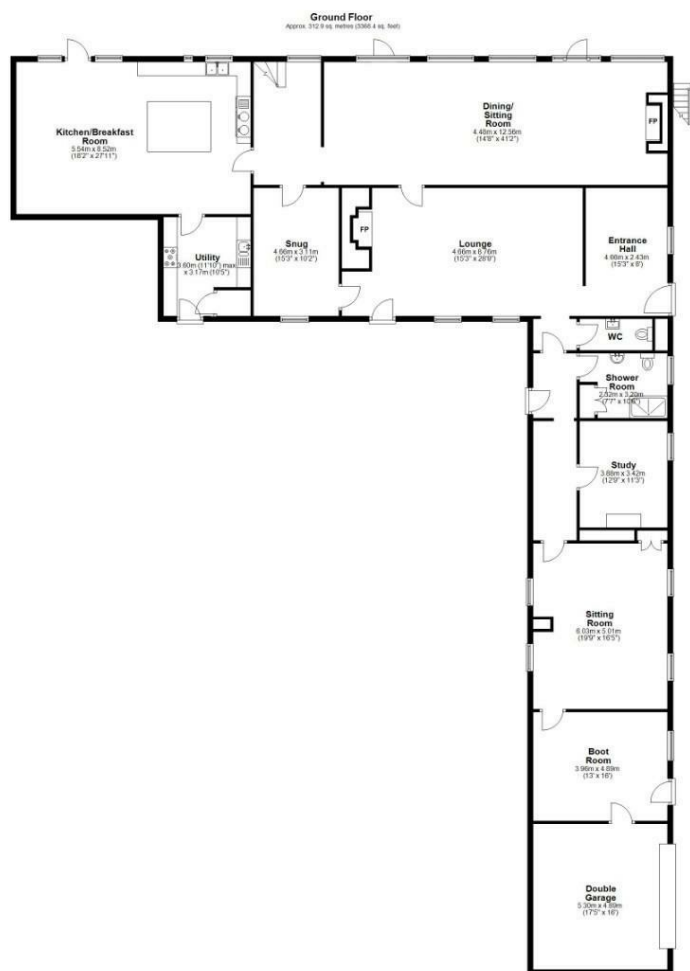


Summary of Accommodation

SITUATION

Porthcawl offers numerous beaches including the Blue Flag Awarded 'Rest Bay'. Porthcawl Promenade with its many cafes, bars, & restaurants, harbour, and golf courses are all within easy reach. The town also has a number of well regarded public & private schools. Bridgend Town is located 7.0 miles away with a local railway station with regular trains to Cardiff and London. The M4 (junction 37) is approximately 3 miles away and provides convenient travel to Cardiff and to other important commercial centres in the region. Cardiff (Wales) Airport with local, International and European flights is approximately 22 miles away. Cardiff lies some 30 miles to the east and includes the wide range of retail, commercial, leisure and recreational facilities that one would expect from a capital city and has a main line rail connection to London in approximately 2 hours.





Total area: approx. 458.0 sq. metres (4930.1 sq. feet)

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.

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	



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