



Down Cross Barn, Castle Street  
Llantwit Major, Vale of Glamorgan, CF61 1AP

Watts  
& Morgan



# Down Cross Barn Castle Street

Llantwit Major, Vale of Glamorgan, CF61 1AP

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**£299,950 Freehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A truly rare find! This delightful 2-bedroom barn conversion in Llantwit Major combines character, charm, and endless potential. With a spacious kitchen/diner, cozy living room, two en-suite bedrooms, and a charming courtyard garden, it offers the perfect blend of coastal living with rustic features. Just a short walk to the town and beach, this property is full of charm and offers a fantastic opportunity to create your dream home. Don't miss out on this unique property



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## Directions

Cowbridge Town Centre – 5.3 miles

Cardiff City Centre – 15.0 miles

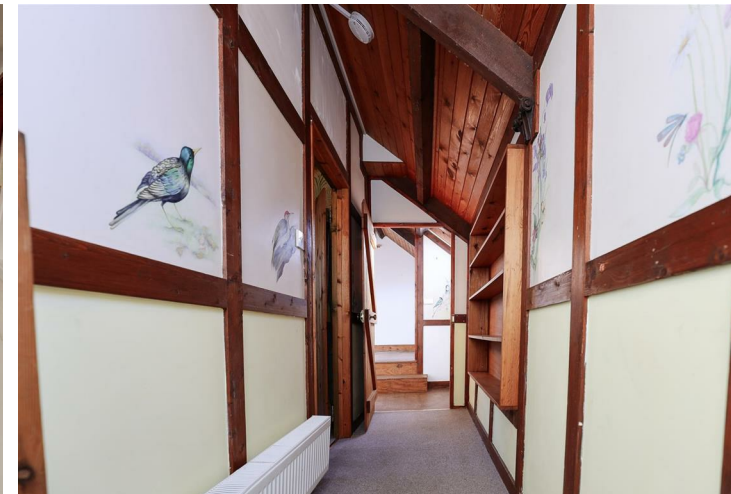
M4 Motorway Pencoed – 10.0 miles

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Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROEPRTY

This stunning 2-bedroom barn conversion in the sought-after location of Llantwit Major is a rare find, offering a unique blend of character and charm. Located just a short walk from the town center and the beach, this property combines convenience with peaceful surroundings. Stepping inside, you're greeted by a well-thought-out layout that maximizes space and natural light.

The property enters into a welcoming kitchen/diner, featuring a mix of stone-tiled and wood flooring. The kitchen is fully equipped with a working Aga and includes a large pantry for all your storage needs. Exposed beams throughout the property add to its rustic charm, giving the space a cozy, inviting feel.

Through to the spacious living room, you'll find additional storage solutions, including a cupboard and under-bench space along the window. Shutters enhance the room's character and provide an extra layer of privacy. A separate cupboard in the living room houses the water tank and boiler, offering easy access to essential utilities.

Upstairs, there are two generously-sized bedrooms, each with its own en-suite bathroom. The first bedroom features a wooden mezzanine, adding extra functional space. Its en-suite includes a three-piece bathroom. The second bedroom, the larger of the two, offers ample space and is complemented by a larger shower room.

This property is full of endless potential, offering a cozy and inviting home with plenty of room for personalization.





Total area: approx. 90.9 sq. metres (978.1 sq. feet)

Garden & Grounds

To the side of the barn, you'll find a charming courtyard garden that offers a serene outdoor retreat. This private space is ideal for al fresco dining or simply relaxing while enjoying the surrounding countryside. Additionally, there is an off-road parking area, ensuring convenience and accessibility.

Additional Information

Freehold. All mains services connected. Council Tax: Band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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